



Dennis Rader &lt;dennis.rader@lacity.org&gt;

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## Melrose BID Renewal Petitions Submitted for City Approval

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>

Mon, Apr 9, 2018 at 1:29 PM

To: Rita Moreno <rita.moreno@lacity.org>, Dennis Rader <dennis.rader@lacity.org>, Mario Montez <mario.montez@lacity.org>

Please accept the attached Petitions for Renewal of the Melrose BID. As always, let me know as we can assist in any way. Thank you.



**Petitions to City #3 180409.pdf**

320K



Dennis Rader &lt;dennis.rader@lacity.org&gt;

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**PBIB Renewal Database for BLQ Pico**

1 message

**Donald Duckworth** <duckworth.donald@gmail.com>

Sun, Jul 2, 2017 at 2:28 PM

To: Dennis Rader &lt;dennis.rader@lacity.org&gt;

Cc: Rita Moreno &lt;rita.moreno@lacity.org&gt;

Per your request is a draft of the referenced PBIB Database for your review. Let me know as we can assist in any way.

Thank you.

**BLQ PICO BID Property DB 170703\_Rader.xls**

351K



Dennis Rader &lt;dennis.rader@lacity.org&gt;

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## PBID Amendment Area Database - Westchester Town Center BID Landscape Entry Zone

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>

Mon, Jul 3, 2017 at 3:34 PM

To: Dennis Rader &lt;dennis.rader@lacity.org&gt;

Cc: Rita Moreno &lt;rita.moreno@lacity.org&gt;

Per your request is a draft of the referenced PBIB Database for your review. Let me know as we can assist in any way.

Thank you.

**Landscape Entry Zone Parcel Data 170703\_Rader.xlsx**

19K



Dennis Rader &lt;dennis.rader@lacity.org&gt;

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## PBID Renewal Database for Melrose BID

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>

Sun, Jul 2, 2017 at 8:23 PM

To: Dennis Rader &lt;dennis.rader@lacity.org&gt;

Cc: Rita Moreno &lt;rita.moreno@lacity.org&gt;

Per your request is a draft of the referenced PBIB Database for your review. Let me know as we can assist in any way.

Thank you.

**Melrose BID Area Property Information 170702\_Rader.xls**

216K



Dennis Rader &lt;dennis.rader@lacity.org&gt;

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**Re: Melrose BID Assessment Roll for 2018**

1 message

**Donald Duckworth** <duckworth.donald@gmail.com>

Wed, Jun 7, 2017 at 9:28 AM

To: Dennis Rader &lt;dennis.rader@lacity.org&gt;

Cc: Rita Moreno &lt;rita.moreno@lacity.org&gt;

You'll have Westchester on or before June 16; Board meets June 15.

On Wed, Jun 7, 2017 at 7:58 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Thank you, Don.

On Tue, Jun 6, 2017 at 12:14 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Attached is the Melrose BID Assessment Roll for 2018 as approved by the MBIA Board of Directors on May 12, 2017 with no CPI increase from the previous year.

Let me know of any questions or as we may assist further.

Thank you.

--

Dennis Rader

Technical Research Supervisor

Los Angeles City Clerk, NBID Division

[213-978-1120](tel:213-978-1120)



Dennis Rader &lt;dennis.rader@lacity.org&gt;

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**Re: PBID Amendment Area Database - Westchester Town Center BID Landscape Entry Zone**

1 message

**Donald Duckworth** <duckworth.donald@gmail.com>

Tue, Jul 4, 2017 at 9:41 PM

To: Dennis Rader &lt;dennis.rader@lacity.org&gt;

Cc: Rita Moreno &lt;rita.moreno@lacity.org&gt;

Please disregard map "170703\_Rader" and use "170704\_Rader" as our submittal. We improved our map today.

On Mon, Jul 3, 2017 at 3:34 PM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Per your request is a draft of the referenced PBIB Database for your review. Let me know as we can assist in any way.

Thank you.



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**Landscape Entry Zone Parcel Data 170704\_Rader2.xlsx**

19K



Dennis Rader &lt;dennis.rader@lacity.org&gt;

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**Re: PBID Amendment Area Database - Westchester Town Center BID Landscape Entry Zone**

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Dennis Rader <dennis.rader@lacity.org>  
Cc: Rita Moreno <rita.moreno@lacity.org>

Wed, Jul 5, 2017 at 8:03 AM

Thank you.

On Jul 5, 2017 7:12 AM, "Dennis Rader" <dennis.rader@lacity.org> wrote:

Don,

I have assigned Garen Yegparian of my staff to work on this. Please send future correspondence regarding the data to:

[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)

If you like, you can cc me on email, but Garen will be the main contact person for data issues.

On Mon, Jul 3, 2017 at 3:34 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Per your request is a draft of the referenced PBIB Database for your review. Let me know as we can assist in any way.

Thank you.

--

Dennis Rader  
Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
[213-978-1120](tel:213-978-1120)



Dennis Rader &lt;dennis.rader@lacity.org&gt;

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**Re: Proposed Lincoln Village Zone Amendment to Westchester Town Center BID**

1 message

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**Dennis Rader** <dennis.rader@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Thu, Nov 30, 2017 at 4:13 PM

Don, I will be out of the office starting tomorrow and not returning until Dec 11. Please direct all communications regarding Westchester/Loyola to Garen Yegparian of my staff, thanks.

[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)

On Fri, Oct 20, 2017 at 10:42 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Ok thanks for the info. As of this week, the County record still doesn't have any building sqft information for that parcel. If you have another source for that value, now would be a good time to research it.

On Thu, Sep 28, 2017 at 3:22 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Sorry for the delay. Parcel -044 is all new construction. It was under construction at the time we developed the last DB and, therefore, listed as zero.

On Mon, Sep 18, 2017 at 11:31 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Don, there is part of the Playa del Oro apartment on parcel 4119-026-044. The bldg sqft is zero in the data, I can't remember if we already covered all of that sqft on adjacent parcel 043 or not. Please let me know if you have the answer, I don't have any notes about it.

On Tue, Sep 5, 2017 at 9:13 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

After much deliberation, it now seems that the provision of PBID benefits to the Lincoln Village / Loyola Village area of Westchester is best accomplished by adding that area as a new zone to the Westchester Town Center BID. The attached property database, which was previously approved by your staff is hereby re-submitted to that end.

Let me know as we can assist in any way.

Thank you.

--

Dennis Rader  
Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
[213-978-1120](tel:213-978-1120)

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Dennis Rader  
Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
[213-978-1120](tel:213-978-1120)

5/9/2018

City of Los Angeles Mail - Re: Proposed Lincoln Village Zone Amendment to Westchester Town Center BID

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Dennis Rader  
Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
213-978-1120



Dennis Rader &lt;dennis.rader@lacity.org&gt;

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**Re: Verifying The You Also Received the Melrose BID & BLQ BID Renewal Databases**1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Dennis Rader <dennis.rader@lacity.org>

Mon, Aug 7, 2017 at 7:13 AM

Thank you.

On Mon, Aug 7, 2017 at 7:02 AM, Dennis Rader &lt;dennis.rader@lacity.org&gt; wrote:

Mario is working on Melrose, he has found updates/discrepancies with building sqft and will be contacting you shortly

On Fri, Aug 4, 2017 at 8:31 PM, Donald Duckworth &lt;duckworth.donald@gmail.com&gt; wrote:

FYI, BLQ and Westchester new zone DB are approved by your staff. Thank you. I have not heard from anyone on Melrose renewal DB.

Thank you for your help.

On Mon, Jul 10, 2017 at 7:45 AM, Dennis Rader &lt;dennis.rader@lacity.org&gt; wrote:

We received them, thanks.

On Mon, Jul 10, 2017 at 12:14 AM, Donald Duckworth &lt;duckworth.donald@gmail.com&gt; wrote:

Just being very careful...

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Dennis Rader  
Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
[213-978-1120](tel:213-978-1120)

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Dennis Rader  
Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
[213-978-1120](tel:213-978-1120)



Dennis Rader &lt;dennis.rader@lacity.org&gt;

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**Re: Westchester Assessment Change for 2017?**

1 message

**Donald Duckworth** <duckworth.donald@gmail.com>

Tue, Jun 6, 2017 at 9:11 AM

To: Dennis Rader &lt;dennis.rader@lacity.org&gt;

Cc: Rita Moreno &lt;rita.moreno@lacity.org&gt;

Got it. Thank you.

On Tue, Jun 6, 2017 at 9:02 AM, Dennis Rader <[dennis.rader@lacity.org](mailto:dennis.rader@lacity.org)> wrote:

Don, there will be no incremental increase. The parcel can only be assessed for the building when their Certificate of Occupancy is issued. At that time, we can pro-rate the assessment for the current year, and full assessment for the coming year. As of now, they can only be assessed for frontage and parcel area, as applicable in the BID.

On Mon, Jun 5, 2017 at 10:01 PM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Parcel 4123-006-025 is the site of a major apartment construction project that will result in a significant increase in the Westchester Town Center BID assessment. Currently, the project may well be about 66% complete. My understanding is that the County Assessor incrementally increases assessments as construction is completed. My question is, will that result in incrementally increased BID assessments for 2017 on this parcel? And, how should I reflect that in the Assessment Roll for 2017 that is being prepared for Westchester Business Improvement Association Board approval and transmittal to the City?

Thanks for your guidance Dennis!

--

Dennis Rader

Technical Research Supervisor

Los Angeles City Clerk, NBID Division

[213-978-1120](tel:213-978-1120)



Dennis Rader <dennis.rader@lacity.org>

## Westchester Town Center BID Assessment Roll for 2018

1 message

**Donald Duckworth** <duckworth.donald@gmail.com>

Fri, Jun 16, 2017 at 3:43 PM

To: Dennis Rader <dennis.rader@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>

Please see the subject document, which is attached.

**2 attachments**



2018 Assessment Roll CPI Notice Ltr 170616 exe.pdf

564K



**Assessment Roll 2018 170616.xls**

110K



**Karen Dial**  
Drollinger Properties  
President

June 16, 2017

**John Ruhlen**  
Ruhlen & Associates  
Secretary

**Miki Payne**  
Drollinger Properties  
Treasurer

**Jack Davis**  
Coldwell Banker  
Residential Brokerage

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Christopher H. Locke**  
HFH Ltd.

**Lara Saab**  
CBRE, Inc.

**Donald R. Duckworth**  
Executive Director

Mr. Dennis Rader  
Technical Services Supervisor  
Office of the City Clerk  
Special Assessments Division  
200 N. Spring Street  
Room #237  
Los Angeles, CA 90012

Re: Notice of Westchester Town Center BID 2018 Assessment Roll

Dear Mr. Rader:

The letter will officially notify the City Clerk's Office that the Westchester Town Center Business Improvement District Board of Directors (WBIA) met on June 15, 2016 and approved the attached Assessment Roll for 2018 with a 1.9% CPI increase from the previous year.

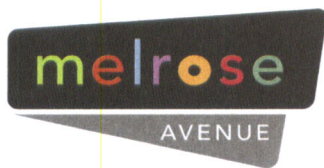
I certify that I am authorized to represent the MBIA in this action, and that I have generated the referenced Assessment Roll, which is attached and which has also been submitted digitally under separate cover.

As we may answer any questions or provide any additional assistance, please contact me.

Sincerely,

Donald R. Duckworth  
Executive Director

C: WBIA Board of Directors



May 12, 2017

**Melrose BID**  
**Board of Directors:**

**Deny Weintraub**  
**President**

**Silvia Weintraub**  
**Corporate Secretary**

**Julian Chicha**  
**Treasurer**

**Pierson Blaetz**  
**Greenway Arts Alliance/  
Melrose Trading Post**

**Isack Fadlon**  
**Sportie LA**

**Daniel Farasat**  
**Tiger West Capital**

**Fred Rosenthal**  
**Ametron Audio/Visual**

**Donald R. Duckworth**  
**Executive Director**

Mr. Dennis Rader  
Technical Services Supervisor  
Office of the City Clerk  
Special Assessments Division  
200 N. Spring Street  
Room #237  
Los Angeles, CA 90012

Re: Notice of Melrose BID 2018 Assessment Roll

Dear Mr. Rader:

The letter will officially notify the City Clerk's Office that the Melrose Business Improvement Association Board of Directors (MBIA) met on May 12, 2017 and approved the attached Assessment Roll for 2018 with no CPI increase from the previous year.

I certify that I am authorized to represent the MBIA in this action, and that I have generated the referenced Assessment Roll, which is attached and which has also been submitted digitally under separate cover.

As we may answer any questions or provide any additional assistance, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Donald R. Duckworth", written over a horizontal line.

Donald R. Duckworth  
Executive Director

1934 Wilson Avenue,  
Arcadia, CA 91006  
323.525.0840

[www.melroseavela.com](http://www.melroseavela.com)  
FB: Melrose Ave L.A.  
Tw: @melroseavela  
Inst: @melroseavela

C: MBIA Board of Directors

Westchester Town Center 2018  
Govt Parcels

| APN        | Assessment | Agency Acct # |
|------------|------------|---------------|
| 4122022928 | 3501.37    | 188.83        |
| 4122023917 | 1666.36    |               |
| 4122024918 | 4538.07    |               |
| 4124002916 | 1983.58    |               |

Melrose BID 2018  
Govt Parcels

| APN          | Assessment | Agency Acct # |
|--------------|------------|---------------|
| 5525-010-900 | 4738.50    | 18848         |
| 5527-021-900 | 15154.50   |               |

**BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2014**

|    | APN          | PROPERTY OWNER                                      | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMPT<br>AREA SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | PICO FRT<br>FT | OTHER<br>STREET<br>FRT FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|----|--------------|---|----------------|------------------------------|------------------------|-----------------|------------------------------|------------------------|----------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 1  | 5137-034-026 | KIM CHONG S   | 5,606          | 5,606                        | \$73.60                | 5,175           | 5,175                        | \$120.55               | 45             | 0                         | 45                         | \$55.54              | \$249.69                    | 0.16%      |
| 2  | 5137-034-025 | SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMI     | 6,843          | 6,843                        | \$89.84                | 4,970           | 4,970                        | \$115.77               | 55             | 0                         | 55                         | \$67.88              | \$273.50                    | 0.17%      |
| 3  | 5137-034-024 | SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMI     | 6,247          | 6,247                        | \$82.02                | 6,250           | 6,250                        | \$145.59               | 50             | 0                         | 50                         | \$61.71              | \$289.32                    | 0.18%      |
| 4  | 5137-034-023 | VIOLE FAMILY LLC                                    | 6,234          | 6,234                        | \$81.85                | 6,200           | 6,200                        | \$144.43               | 50             | 0                         | 50                         | \$61.71              | \$287.98                    | 0.18%      |
| 5  | 5137-034-022 | VIOLE FAMILY LLC                                    | 6,235          | 6,235                        | \$81.86                | 0               | 0                            | \$0.00                 | 50             | 0                         | 50                         | \$61.71              | \$143.57                    | 0.09%      |
| 6  | 5137-034-021 | GARCIA YVONNE TRUST AMADA SIMBALA DECEASED TRUS     | 6,238          | 6,238                        | \$81.90                | 5,376           | 5,376                        | \$125.23               | 50             | 0                         | 50                         | \$61.71              | \$268.84                    | 0.17%      |
| 7  | 5137-034-020 | CARSTEN COMPANY LLC ET AL                           | 6,238          | 6,238                        | \$81.90                | 2,663           | 2,663                        | \$62.03                | 50             | 0                         | 50                         | \$61.71              | \$205.64                    | 0.13%      |
| 8  | 5137-034-019 | NESLER JOHN J JR                                    | 5,680          | 5,680                        | \$74.57                | 12,840          | 12,840                       | \$299.10               | 45             | 0                         | 45                         | \$54.92              | \$428.60                    | 0.27%      |
| 9  | 5137-034-018 | HAEM FARAMARZ N                                     | 5,682          | 5,682                        | \$74.60                | 2,055           | 2,055                        | \$47.87                | 45             | 0                         | 45                         | \$54.92              | \$177.39                    | 0.11%      |
| 10 | 5137-034-017 | JAY BRUCE   | 6,246          | 6,246                        | \$82.01                | 0               | 0                            | \$0.00                 | 50             | 0                         | 50                         | \$61.71              | \$143.71                    | 0.09%      |
| 11 | 5137-034-001 | YANG SUNGHYUN M AND KYUNG H                         | 5,625          | 5,625                        | \$73.85                | 4,344           | 4,344                        | \$101.19               | 113            | 50                        | 163                        | \$201.17             | \$376.21                    | 0.24%      |
| 12 | 5137-033-030 | CASTILLO PICO PLAZA LLC                             | 12,371         | 12,371                       | \$162.42               | 4,518           | 4,518                        | \$105.25               | 100            | 0                         | 100                        | \$123.42             | \$391.08                    | 0.24%      |
| 13 | 5137-033-029 | SYSTEM III LLC                                      | 34,910         | 34,910                       | \$458.34               | 17,529          | 17,529                       | \$408.33               | 150            | 285                       | 435                        | \$536.86             | \$1,403.54                  | 0.88%      |
| 14 | 5137-033-027 | EBRIANI JACOB AND FARIDEH TRUST EBRIANI FAMILY TRUS | 6,226          | 6,226                        | \$81.74                | 3,692           | 3,692                        | \$86.00                | 50             | 0                         | 50                         | \$61.71              | \$229.45                    | 0.14%      |
| 15 | 5137-033-015 | AGUEL ALBA M TRUST ALBA M AGUEL TRUST               | 12,471         | 12,471                       | \$163.74               | 10,406          | 10,406                       | \$242.40               | 50             | 0                         | 50                         | \$61.71              | \$467.85                    | 0.29%      |
| 16 | 5137-033-014 | LUBEN FRANCES TRUST LUBEN FAMILY TRUST AND          | 6,223          | 6,223                        | \$81.70                | 6,200           | 6,200                        | \$144.43               | 50             | 0                         | 50                         | \$61.71              | \$287.84                    | 0.18%      |
| 17 | 5137-033-011 | KIM CHONG S   | 6,227          | 6,227                        | \$81.76                | 0               | 0                            | \$0.00                 | 50             | 0                         | 50                         | \$61.71              | \$143.46                    | 0.09%      |
| 18 | 5137-033-010 | KIM CHONG S   | 6,250          | 6,250                        | \$82.06                | 5,750           | 5,750                        | \$133.94               | 50             | 0                         | 50                         | \$61.71              | \$277.71                    | 0.17%      |
| 19 | 5137-032-036 | PICO CENTER   | 20,990         | 20,990                       | \$275.58               | 9,250           | 9,250                        | \$215.48               | 165            | 117                       | 282                        | \$347.58             | \$838.64                    | 0.52%      |
| 20 | 5137-032-023 | AMCAL MOSAIC FUND LP                                | 37,304         | 37,304                       | \$489.77               | 61,413          | 61,413                       | \$1,430.59             | 150            | 0                         | 150                        | \$185.12             | \$2,105.49                  | 1.32%      |
| 21 | 5137-032-021 | JACKMAN BARBARA A TRUST JACKMAN MARITAL TRUST       | 6,522          | 6,522                        | \$85.63                | 4,453           | 4,453                        | \$103.73               | 50             | 132                       | 182                        | \$224.62             | \$413.98                    | 0.26%      |
| 22 | 5137-032-020 | SOLEYMANI BUAN                                      | 6,176          | 6,176                        | \$81.09                | 13,763          | 13,763                       | \$320.60               | 50             | 0                         | 50                         | \$61.71              | \$463.40                    | 0.29%      |
| 23 | 5137-032-019 | SOLEYMANI BUAN                                      | 12,360         | 12,360                       | \$162.28               | 27,852          | 27,852                       | \$648.80               | 100            | 0                         | 100                        | \$123.42             | \$934.50                    | 0.58%      |
| 24 | 5137-031-027 | 1307 PICO LLC                                       | 8,234          | 8,234                        | \$108.11               | 4,964           | 4,964                        | \$115.63               | 68             | 0                         | 68                         | \$83.92              | \$307.66                    | 0.19%      |
| 25 | 5137-031-025 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY T    | 2,512          | 2,512                        | \$32.98                | 0               | 0                            | \$0.00                 | 20             | 250                       | 270                        | \$33.22              | \$366.21                    | 0.23%      |
| 26 | 5137-031-023 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY T    | 14,883         | 14,883                       | \$195.40               | 14,440          | 14,440                       | \$336.37               | 60             | 248                       | 308                        | \$380.12             | \$911.90                    | 0.57%      |
| 27 | 5137-031-022 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY T    | 14,922         | 14,922                       | \$195.92               | 14,880          | 14,880                       | \$346.62               | 60             | 0                         | 60                         | \$74.05              | \$616.59                    | 0.39%      |
| 28 | 5137-031-018 | PRICKETT LYNNE B                                    | 6,133          | 6,133                        | \$80.52                | 6,100           | 6,100                        | \$142.10               | 50             | 0                         | 50                         | \$61.71              | \$284.33                    | 0.18%      |
| 29 | 5137-031-017 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY T    | 6,135          | 6,135                        | \$80.55                | 6,150           | 6,150                        | \$143.26               | 50             | 0                         | 50                         | \$61.71              | \$285.52                    | 0.18%      |
| 30 | 5137-031-016 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY T    | 6,146          | 6,146                        | \$80.69                | 6,250           | 6,250                        | \$145.59               | 50             | 0                         | 50                         | \$61.71              | \$287.99                    | 0.18%      |
| 31 | 5137-031-015 | MERAZ MICHAEL                                       | 6,147          | 6,147                        | \$80.71                | 6,100           | 6,100                        | \$142.10               | 50             | 0                         | 50                         | \$61.71              | \$284.51                    | 0.18%      |
| 32 | 5137-031-014 | 1419 PICO PROPERTY LLC                              | 6,151          | 6,151                        | \$80.76                | 7,200           | 7,200                        | \$167.72               | 50             | 0                         | 50                         | \$61.71              | \$310.19                    | 0.19%      |
| 33 | 5137-031-013 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY T    | 12,307         | 12,307                       | \$161.58               | 12,275          | 12,275                       | \$285.94               | 100            | 125                       | 225                        | \$277.69             | \$725.21                    | 0.45%      |
| 34 | 5136-024-021 | 1ST HOOVER INVESTMENTS LLC                          | 6,842          | 6,842                        | \$89.83                | 6,777           | 6,777                        | \$157.87               | 60             | 111                       | 171                        | \$211.04             | \$458.74                    | 0.29%      |
| 35 | 5136-024-020 | YAGHOUBI FARHAD                                     | 6,479          | 6,479                        | \$85.06                | 6,573           | 6,573                        | \$153.12               | 50             | 0                         | 50                         | \$61.71              | \$299.89                    | 0.19%      |
| 36 | 5136-024-019 | SERRET MARILYN COMPANY TRUST LORENZO FAMILY TRU     | 8,568          | 8,568                        | \$112.49               | 12,960          | 12,960                       | \$301.90               | 55             | 190                       | 245                        | \$302.37             | \$716.76                    | 0.45%      |
| 37 | 5136-024-009 | MANDEL PHILIP AND SYLVIA TRUST MANDEL FAMILY TRUS   | 28,082         | 28,082                       | \$368.70               | 16,825          | 16,825                       | \$391.93               | 176            | 362                       | 538                        | \$663.98             | \$1,424.61                  | 0.89%      |
| 38 | 5136-023-032 | PICO AND ALVARADO LOS ANGELES LLC                   | 73,876         | 73,876                       | \$969.94               | 56,922          | 56,922                       | \$1,325.98             | 209            | 160                       | 369                        | \$455.41             | \$2,751.32                  | 1.72%      |
| 39 | 5136-023-031 | LABORERS INTERNATIONAL UNION OF N A AFL CIO LOCAL U | 35,197         | 35,197                       | \$462.11               | 9,580           | 9,580                        | \$223.16               | 168            | 145                       | 313                        | \$385.83             | \$1,071.10                  | 0.67%      |
| 40 | 5136-022-027 | NAMCO CAPITAL GROUP INC                             | 31,644         | 31,644                       | \$415.46               | 20,607          | 20,607                       | \$480.03               | 167            | 145                       | 312                        | \$385.06             | \$1,280.55                  | 0.80%      |
| 41 | 5136-022-015 | NIKNAM INVESTMENT GROUP INC                         | 5,595          | 5,595                        | \$73.46                | 5,582           | 5,582                        | \$130.03               | 112            | 50                        | 162                        | \$199.93             | \$403.42                    | 0.25%      |
| 42 | 5135-035-020 | 1330 PICO ASSOCIATES LLC                            | 104,380        | 104,380                      | \$1,370.43             | 150,257         | 150,257                      | \$3,500.18             | 195            | 438                       | 633                        | \$781.23             | \$5,651.84                  | 3.53%      |
| 43 | 5135-034-025 | PICONY LLC  | 7,158          | 7,158                        | \$93.98                | 4,227           | 4,227                        | \$98.47                | 54             | 127                       | 181                        | \$223.94             | \$416.39                    | 0.26%      |
| 44 | 5135-034-021 | WU DARANEE TRUST DARANEE WU TRUST                   | 7,631          | 7,631                        | \$100.19               | 6,820           | 6,820                        | \$158.87               | 60             | 0                         | 60                         | \$74.05              | \$333.11                    | 0.21%      |
| 45 | 5135-034-002 | SEGAL JACOB AND GERI S TRUST SEGAL FAMILY TRUST     | 5,084          | 5,084                        | \$66.75                | 5,192           | 5,192                        | \$120.95               | 40             | 0                         | 40                         | \$49.37              | \$237.06                    | 0.15%      |
| 46 | 5135-034-001 | CHAVEZ ALFREDO M                                    | 10,179         | 10,179                       | \$133.64               | 13,592          | 13,592                       | \$316.62               | 80             | 128                       | 208                        | \$256.71             | \$706.97                    | 0.44%      |
| 47 | 5135-033-033 | DECMAC DEVELOPERS LLC                               | 25,618         | 25,618                       | \$336.35               | 9,576           | 9,576                        | \$223.07               | 132            | 127                       | 260                        | \$320.70             | \$880.11                    | 0.55%      |
| 48 | 5135-033-024 | 99 CENTS ONLY STORES                                | 18,624         | 18,624                       | \$244.52               | 11,088          | 11,088                       | \$258.29               | 146            | 119                       | 265                        | \$326.61             | \$829.42                    | 0.52%      |
| 49 | 5135-022-041 | VIOLE FAMILY LLC                                    | 18,130         | 18,130                       | \$238.03               | 12,202          | 12,202                       | \$284.24               | 112            | 152                       | 264                        | \$325.82             | \$848.09                    | 0.53%      |
| 50 | 5135-022-040 | VIOLE FAMILY LLC                                    | 9,127          | 9,127                        | \$119.83               | 0               | 0                            | \$0.00                 | 58             | 0                         | 58                         | \$71.58              | \$191.41                    | 0.12%      |
| 51 | 5135-022-030 | ALVAREZ NORBERTO AND MARIA TRUST ALVAREZ FAMILY T   | 15,700         | 15,700                       | \$206.13               | 2,784           | 2,784                        | \$64.85                | 97             | 152                       | 249                        | \$307.31             | \$578.29                    | 0.36%      |
| 52 | 5135-021-030 | KUMIVA GROUP LLC                                    | 36,629         | 36,629                       | \$480.91               | 57,430          | 57,430                       | \$1,337.81             | 230            | 158                       | 388                        | \$478.24             | \$2,296.96                  | 1.44%      |
| 53 | 5135-021-004 | HEESY MIKE C AND SADIE J                            | 9,541          | 9,541                        | \$125.27               | 16,570          | 16,570                       | \$385.99               | 61             | 159                       | 220                        | \$271.52             | \$782.77                    | 0.49%      |
| 54 | 5135-020-022 | BIG PROPERTIES LLC                                  | 22,631         | 22,631                       | \$297.13               | 17,412          | 17,412                       | \$405.61               | 146            | 155                       | 301                        | \$371.48             | \$1,074.22                  | 0.67%      |
| 55 | 5135-020-019 | TIFFY PROPERTIES LLC                                | 34,318         | 34,318                       | \$450.57               | 24,057          | 24,057                       | \$560.40               | 146            | 235                       | 381                        | \$470.22             | \$1,481.19                  | 0.93%      |
| 56 | 5135-005-011 | CUEVA ADAM ETAL                                     | 16,993         | 16,993                       | \$223.11               | 15,824          | 15,824                       | \$368.61               | 86             | 197                       | 283                        | \$349.66             | \$941.38                    | 0.59%      |
| 57 | 5135-005-010 | M AND O HOLDINGS LLC                                | 11,835         | 11,835                       | \$155.38               | 10,200          | 10,200                       | \$237.60               | 60             | 0                         | 60                         | \$74.05              | \$467.04                    | 0.29%      |
| 58 | 5135-005-001 | JUNG CHARLES J AND GRACE H                          | 13,875         | 13,875                       | \$182.17               | 11,404          | 11,404                       | \$265.65               | 140            | 99                        | 239                        | \$294.97             | \$742.79                    | 0.46%      |
| 59 | 5135-004-008 | 1900 WEST PICO BLVD LLC                             | 18,718         | 18,718                       | \$245.75               | 15,454          | 15,454                       | \$359.99               | 192            | 101                       | 293                        | \$361.06             | \$966.80                    | 0.60%      |
| 60 | 5135-004-007 | SALVATION ARMY                                      | 8,500          | 8,500                        | \$111.60               | 7,500           | 7,500                        | \$174.71               | 170            | 50                        | 220                        | \$271.52             | \$557.82                    | 0.35%      |
| 61 | 5135-002-018 | GREENSPAN ROBERT COMPANY TRUST GREENSPAN FAMIL      | 13,287         | 13,287                       | \$174.45               | 7,950           | 7,950                        | \$185.19               | 145            | 174                       | 319                        | \$393.70             | \$753.34                    | 0.47%      |
| 62 | 5135-002-015 | UNITED BUSINESS MANAGEMENT COMPANY LLC              | 33,793         | 33,793                       | \$443.68               | 17,041          | 17,041                       | \$396.96               | 293            | 215                       | 508                        | \$626.96             | \$1,467.60                  | 0.92%      |
| 63 | 5135-001-020 | TORRES GEORGE AND ROBERTA ETAL                      | 64,678         | 64,678                       | \$849.18               | 119,821         | 119,821                      | \$2,791.18             | 157            | 552                       | 709                        | \$875.02             | \$4,515.38                  | 2.82%      |
| 64 | 5135-001-002 | AUSTIN R AND M LIVING TRUST                         | 6,693          | 6,693                        | \$87.87                | 0               | 0                            | \$0.00                 | 94             | 99                        | 192                        | \$237.39             | \$325.27                    | 0.20%      |
| 65 | 5135-001-001 | AUSTIN R AND M LIVING TRUST                         | 14,772         | 14,772                       | \$193.95               | 2,440           | 2,440                        | \$56.84                | 98             | 0                         | 98                         | \$120.95             | \$371.73                    | 0.23%      |
| 66 | 5080-035-014 | OHTA GERALD E COMPANY TRUST ET AL HAZEL H OHTA TR   | 14,060         | 14,060                       | \$184.60               | 5,756           | 5,756                        | \$134.08               | 102            | 137                       | 239                        | \$294.97             | \$613.65                    | 0.38%      |
| 67 | 5080-035-013 | MOVIMIENTO PENTECOSTES RIOS DE AGUA VIVA INC        | 7,038          | 7,038                        | \$92.40                | 6,477           | 6,477                        | \$150.88               | 51             | 0                         | 51                         | \$63.39              | \$306.67                    | 0.19%      |
| 68 | 5080-035-012 | LEE YUNG H  | 7,041          | 7,041                        | \$92.44                | 6,885           | 6,885                        | \$160.38               | 51             | 0                         | 51                         | \$63.39              | \$316.21                    | 0.20%      |
| 69 | 5080-035-011 | YOUNG ELLEN ET AL TRUST GEORGE AND ELLEN YOUNG T    | 7,045          | 7,045                        | \$92.50                | 4,590           | 4,590                        | \$106.92               | 51             | 137                       | 189                        | \$233.00             | \$432.42                    | 0.27%      |
| 70 | 5080-028-029 | SHALOM DISABILITY MINISTRIES                        | 14,075         | 14,075                       | \$184.79               | 7,989           | 7,989                        | \$186.10               | 103            | 0                         | 103                        | \$127.12             | \$498.01                    | 0.31%      |

**BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2014**

|     | APN          | PROPERTY OWNER                                     | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMPT<br>AREA SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | PICO FRT<br>FT | OTHER<br>STREET<br>FRT FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----|--------------|--|----------------|------------------------------|------------------------|-----------------|------------------------------|------------------------|----------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 71  | 5080-028-016 | JKH LLC  | 7,005          | 7,005                        | \$91.97                | 3,544           | 3,544                        | \$82.56                | 51             | 137                       | 188                        | \$232.47             | \$406.99                    | 0.25%      |
| 72  | 5080-028-015 | JKH LLC  | 7,009          | 7,009                        | \$92.02                | 4,900           | 4,900                        | \$114.14               | 51             | 0                         | 51                         | \$62.94              | \$269.11                    | 0.17%      |
| 73  | 5080-028-012 | DUO 597 LLC  | 7,021          | 7,021                        | \$92.18                | 4,992           | 4,992                        | \$116.29               | 51             | 137                       | 188                        | \$232.47             | \$440.93                    | 0.28%      |
| 74  | 5080-027-015 | CHOI DONG B AND MI HYE                             | 8,870          | 8,870                        | \$116.46               | 2,580           | 2,580                        | \$60.10                | 71             | 136                       | 207                        | \$255.47             | \$432.03                    | 0.27%      |
| 75  | 5080-027-014 | CHOI DONG B AND MI H                               | 12,056         | 12,056                       | \$158.29               | 1,310           | 1,310                        | \$30.52                | 79             | 0                         | 79                         | \$97.50              | \$286.30                    | 0.18%      |
| 76  | 5080-027-013 | YOUN GINA S  | 6,973          | 6,973                        | \$91.55                | 0               | 0                            | \$0.00                 | 50             | 0                         | 50                         | \$61.71              | \$153.26                    | 0.10%      |
| 77  | 5080-027-012 | YOUN GINA S  | 4,258          | 4,258                        | \$55.90                | 2,987           | 2,987                        | \$69.58                | 50             | 83                        | 133                        | \$164.14             | \$289.63                    | 0.18%      |
| 78  | 5080-020-029 | REALTY INCOME PROPERTIES 14 LLC LESSOR             | 24,067         | 24,067                       | \$315.98               | 11,457          | 11,457                       | \$266.89               | 131            | 178                       | 309                        | \$381.36             | \$964.23                    | 0.60%      |
| 79  | 5080-020-028 | SOON HYE KIM TRUST SOON HYE KIM TRUST              | 4,214          | 4,214                        | \$55.33                | 5,533           | 5,533                        | \$128.89               | 32             | 0                         | 32                         | \$39.12              | \$223.34                    | 0.14%      |
| 80  | 5080-020-027 | SOON HYE KIM TRUST SOON HYE KIM TRUST              | 13,088         | 13,088                       | \$171.84               | 10,237          | 10,237                       | \$238.47               | 97             | 136                       | 233                        | \$287.19             | \$697.49                    | 0.44%      |
| 81  | 5080-019-923 | L A UNIFIED SCHOOL DISTRICT                        | 6,502          | 5,410                        | \$71.03                | 0               | 0                            | \$0.00                 | 54             | 121                       | 175                        | \$215.98             | \$287.01                    | 0.18%      |
| 82  | 5080-019-922 | L A UNIFIED SCHOOL DISTRICT                        | 6,508          | 5,941                        | \$78.00                | 0               | 0                            | \$0.00                 | 54             | 0                         | 54                         | \$66.64              | \$144.65                    | 0.09%      |
| 83  | 5080-019-921 | L A UNIFIED SCHOOL DISTRICT                        | 13,027         | 11,282                       | \$148.12               | 1,000           | 1,000                        | \$23.29                | 108            | 121                       | 229                        | \$282.62             | \$454.04                    | 0.28%      |
| 84  | 5080-019-919 | L A UNIFIED SCHOOL DISTRICT                        | 6,505          | 5,938                        | \$77.96                | 0               | 0                            | \$0.00                 | 54             | 0                         | 54                         | \$66.64              | \$144.61                    | 0.09%      |
| 85  | 5080-012-905 | L A UNIFIED SCHOOL DISTRICT                        | 16,919         | 14,925                       | \$195.95               | 0               | 0                            | \$0.00                 | 135            | 125                       | 260                        | \$320.88             | \$516.84                    | 0.32%      |
| 86  | 5080-012-903 | L A UNIFIED SCHOOL DISTRICT                        | 9,607          | 8,854                        | \$116.25               | 0               | 0                            | \$0.00                 | 60             | 0                         | 60                         | \$74.05              | \$190.30                    | 0.12%      |
| 87  | 5080-012-031 | RHM DEVELOPMENT INC                                | 17,594         | 17,594                       | \$231.00               | 9,637           | 9,637                        | \$224.49               | 76             | 131                       | 207                        | \$255.47             | \$710.96                    | 0.44%      |
| 88  | 5080-012-016 | YI CHAE P  | 7,369          | 7,369                        | \$96.75                | 0               | 0                            | \$0.00                 | 50             | 0                         | 50                         | \$62.24              | \$158.99                    | 0.10%      |
| 89  | 5080-012-015 | YI CHAE P AND                                      | 7,203          | 7,203                        | \$94.57                | 3,394           | 3,394                        | \$79.06                | 50             | 0                         | 50                         | \$61.71              | \$235.34                    | 0.15%      |
| 90  | 5080-012-014 | YI CHAE P AND                                      | 6,527          | 6,527                        | \$85.69                | 2,397           | 2,397                        | \$55.84                | 45             | 0                         | 45                         | \$55.54              | \$197.07                    | 0.12%      |
| 91  | 5080-012-013 | EAST LOS ANGELES KOREAN CONG OF JEHOVAHS WITNES    | 10,567         | 10,567                       | \$138.74               | 2,374           | 2,374                        | \$55.30                | 75             | 0                         | 75                         | \$92.91              | \$286.95                    | 0.18%      |
| 92  | 5080-012-012 | NAMKUNG DAVID O AND                                | 6,999          | 6,999                        | \$91.89                | 0               | 0                            | \$0.00                 | 50             | 0                         | 50                         | \$61.71              | \$153.60                    | 0.10%      |
| 93  | 5080-012-011 | NAMKUNG DAVID O AND                                | 9,130          | 9,130                        | \$119.87               | 6,800           | 6,800                        | \$158.40               | 50             | 0                         | 50                         | \$61.71              | \$339.98                    | 0.21%      |
| 94  | 5080-012-010 | CHUNG YUN J AND KATHY J TRUST YUN AND KATHY CHUNG  | 5,869          | 5,869                        | \$77.06                | 2,549           | 2,549                        | \$59.38                | 50             | 0                         | 50                         | \$61.71              | \$198.14                    | 0.12%      |
| 95  | 5080-012-009 | PICO BOULEVARD PARTNERS LLC                        | 8,506          | 8,506                        | \$111.68               | 10,322          | 10,322                       | \$240.45               | 50             | 0                         | 50                         | \$61.71              | \$413.83                    | 0.26%      |
| 96  | 5078-036-014 | KIM STEVE Y AND JIN DK TRUST KIM FAMILY TRUST      | 7,058          | 7,058                        | \$92.67                | 4,313           | 4,313                        | \$100.47               | 51             | 138                       | 189                        | \$233.08             | \$426.22                    | 0.27%      |
| 97  | 5078-036-013 | KIM STEVE Y AND JIN DK TRUST KIM FAMILY TRUST      | 14,126         | 14,126                       | \$185.46               | 6,760           | 6,760                        | \$157.47               | 103            | 0                         | 103                        | \$126.77             | \$469.71                    | 0.29%      |
| 98  | 5078-036-012 | LEE DUNG J AND SOON H                              | 7,069          | 7,069                        | \$92.81                | 7,224           | 7,224                        | \$168.28               | 51             | 0                         | 51                         | \$63.39              | \$324.48                    | 0.20%      |
| 99  | 5078-036-011 | LEE DUNG J AND SOON H (Peter Pan Market)           | 7,079          | 7,079                        | \$92.94                | 7,038           | 7,038                        | \$163.95               | 51             | 138                       | 189                        | \$233.50             | \$490.39                    | 0.31%      |
| 100 | 5078-035-016 | DEVTRANOS THOMAS A TRUST ISMENE JULIAS DECEASED T  | 7,084          | 7,084                        | \$93.01                | 5,100           | 5,100                        | \$118.80               | 51             | 138                       | 189                        | \$233.59             | \$445.40                    | 0.28%      |
| 101 | 5078-035-015 | DEVTRANOS THOMAS A TRUST ISMENE JULIAS DECEASED T  | 7,087          | 7,087                        | \$93.05                | 3,570           | 3,570                        | \$83.16                | 51             | 0                         | 51                         | \$63.39              | \$239.60                    | 0.15%      |
| 102 | 5078-035-014 | DEVTRANOS THOMAS A TRUST ISMENE JULIAS DECEASED T  | 7,090          | 7,090                        | \$93.09                | 0               | 0                            | \$0.00                 | 51             | 0                         | 51                         | \$63.39              | \$156.47                    | 0.10%      |
| 103 | 5078-035-013 | BOTACH SLOMO AND                                   | 7,094          | 7,094                        | \$93.14                | 6,834           | 6,834                        | \$159.20               | 51             | 0                         | 51                         | \$63.39              | \$315.72                    | 0.20%      |
| 104 | 5078-035-012 | LEVKOVITZ BATIA TRUST BATIA LEVKOVITZ TRUST        | 4,351          | 4,351                        | \$57.13                | 3,060           | 3,060                        | \$71.28                | 51             | 80                        | 131                        | \$162.12             | \$290.53                    | 0.18%      |
| 105 | 5078-034-032 | ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES           | 20,190         | 20,190                       | \$265.08               | 2,511           | 2,511                        | \$58.49                | 150            | 144                       | 294                        | \$362.84             | \$686.42                    | 0.43%      |
| 106 | 5078-034-017 | ORELLANA PEDRO A AND ROSA I                        | 8,668          | 8,668                        | \$113.80               | 2,820           | 2,820                        | \$65.69                | 63             | 138                       | 201                        | \$248.12             | \$427.61                    | 0.27%      |
| 107 | 5078-034-016 | RODRIGUEZ JOSE J                                   | 5,535          | 5,535                        | \$72.67                | 1,602           | 1,602                        | \$37.32                | 40             | 0                         | 40                         | \$49.37              | \$159.36                    | 0.10%      |
| 108 | 5078-033-023 | PICO AND KENMORE PROPERTY LLC                      | 6,977          | 6,977                        | \$91.60                | 1,374           | 1,374                        | \$32.01                | 51             | 0                         | 51                         | \$63.39              | \$187.00                    | 0.12%      |
| 109 | 5078-033-012 | PICO FEDORA PLACE LLC                              | 14,258         | 14,258                       | \$187.20               | 35,892          | 35,892                       | \$836.09               | 103            | 139                       | 241                        | \$297.99             | \$1,321.28                  | 0.83%      |
| 110 | 5078-033-010 | PICO AND KENMORE PROPERTY LLC                      | 14,262         | 14,262                       | \$187.25               | 14,138          | 14,138                       | \$329.34               | 103            | 139                       | 242                        | \$298.40             | \$814.99                    | 0.51%      |
| 111 | 5078-032-027 | NINE STAR LIMITED PARTNERSHIP                      | 7,053          | 7,053                        | \$92.60                | 3,588           | 3,588                        | \$83.58                | 51             | 0                         | 51                         | \$63.39              | \$239.57                    | 0.15%      |
| 112 | 5078-032-026 | TON SONNY N TRUST SONNY N TON TRUST                | 7,050          | 7,050                        | \$92.56                | 2,664           | 2,664                        | \$62.06                | 51             | 0                         | 51                         | \$63.39              | \$218.01                    | 0.14%      |
| 113 | 5078-032-015 | LEE HO AND HO PARTNERSHIP                          | 7,154          | 7,154                        | \$93.93                | 3,876           | 3,876                        | \$90.29                | 51             | 0                         | 51                         | \$63.39              | \$247.60                    | 0.15%      |
| 114 | 5078-032-014 | ART BUILT COMPANY LLC                              | 7,149          | 7,149                        | \$93.86                | 3,952           | 3,952                        | \$92.06                | 51             | 0                         | 51                         | \$63.39              | \$249.31                    | 0.16%      |
| 115 | 5078-032-011 | SHOKRIAN MISHEL TRUST AND MISHEL SHOKRIAN TRUST A  | 7,159          | 7,159                        | \$93.99                | 6,090           | 6,090                        | \$141.86               | 51             | 139                       | 191                        | \$235.11             | \$470.97                    | 0.29%      |
| 116 | 5078-031-029 | SHIN DIANNE S TRUST DIANNE SHIN TRUST              | 14,348         | 14,348                       | \$188.38               | 6,114           | 6,114                        | \$142.42               | 103            | 140                       | 243                        | \$299.90             | \$630.70                    | 0.39%      |
| 117 | 5078-031-028 | WOONG TAE INC                                      | 6,919          | 6,919                        | \$90.84                | 3,635           | 3,635                        | \$84.68                | 48             | 133                       | 181                        | \$223.38             | \$398.90                    | 0.25%      |
| 118 | 5078-031-014 | RAMIREZ ADRIAN B AND ELIZABETH M                   | 7,173          | 7,173                        | \$94.18                | 0               | 0                            | \$0.00                 | 51             | 0                         | 51                         | \$63.39              | \$157.56                    | 0.10%      |
| 119 | 5078-031-013 | H S M REAL ESTATE INVESTMENTS                      | 7,177          | 7,177                        | \$94.23                | 8,109           | 8,109                        | \$188.90               | 51             | 0                         | 51                         | \$63.39              | \$346.51                    | 0.22%      |
| 120 | 5078-030-028 | NAM RAYMOND S TRUST NAM TRUST                      | 13,608         | 13,608                       | \$178.66               | 9,360           | 9,360                        | \$218.04               | 103            | 0                         | 103                        | \$126.77             | \$523.47                    | 0.33%      |
| 121 | 5078-030-016 | IRIZARRY HIRAM AND GLORIA                          | 6,968          | 6,968                        | \$91.48                | 3,867           | 3,867                        | \$90.08                | 48             | 132                       | 180                        | \$222.15             | \$403.71                    | 0.25%      |
| 122 | 5078-030-013 | NAM RAYMOND ET AL                                  | 7,197          | 7,197                        | \$94.49                | 3,960           | 3,960                        | \$92.25                | 51             | 0                         | 51                         | \$63.39              | \$250.12                    | 0.16%      |
| 123 | 5078-030-012 | PANTAZIS FAMILY LIMITED PARTNERSHIP AND            | 6,954          | 6,954                        | \$91.30                | 1,315           | 1,315                        | \$30.63                | 48             | 132                       | 180                        | \$222.15             | \$344.08                    | 0.22%      |
| 124 | 5078-029-031 | KOREAN SAE HAN PRESBYTERIAN CHURCH CORPORATION     | 16,500         | 16,500                       | \$216.63               | 4,606           | 4,606                        | \$107.29               | 121            | 129                       | 250                        | \$308.54             | \$632.47                    | 0.40%      |
| 125 | 5078-029-028 | KIM BANG J TRUST KIM TRUST                         | 26,543         | 26,543                       | \$348.49               | 36,252          | 36,252                       | \$844.48               | 143            | 186                       | 329                        | \$405.55             | \$1,598.51                  | 1.00%      |
| 126 | 5078-028-025 | GAF MANAGEMENT LLC                                 | 14,101         | 14,101                       | \$185.14               | 5,148           | 5,148                        | \$119.92               | 100            | 0                         | 100                        | \$123.42             | \$428.47                    | 0.27%      |
| 127 | 5078-028-024 | UNITED EL SEGUNDO INC                              | 11,272         | 11,272                       | \$147.99               | 324             | 324                          | \$7.55                 | 104            | 146                       | 250                        | \$308.54             | \$464.08                    | 0.29%      |
| 128 | 5078-028-011 | PARK CHANG Y AND YOUNG Z TRUST CITY AND YZ PARK TR | 7,326          | 7,326                        | \$96.19                | 3,640           | 3,640                        | \$84.79                | 52             | 141                       | 193                        | \$238.19             | \$419.17                    | 0.26%      |
| 129 | 5076-019-903 | L A CITY (Formerly 009)                            | 9,935          | 8,528                        | \$111.97               | 5,574           | 5,574                        | \$129.84               | 100            | 0                         | 100                        | \$123.42             | \$365.23                    | 0.23%      |
| 130 | 5076-019-902 | L A CITY (Formerly 008)                            | 9,937          | 8,560                        | \$112.39               | 0               | 0                            | \$0.00                 | 100            | 100                       | 200                        | \$246.83             | \$359.22                    | 0.22%      |
| 131 | 5076-019-030 | PROFOUND LLC                                       | 34,587         | 34,587                       | \$454.10               | 12,888          | 12,888                       | \$300.22               | 171            | 378                       | 549                        | \$677.56             | \$1,431.88                  | 0.90%      |
| 132 | 5076-019-025 | BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC     | 9,942          | 9,942                        | \$130.53               | 0               | 0                            | \$0.00                 | 100            | 100                       | 200                        | \$246.83             | \$377.36                    | 0.24%      |
| 133 | 5076-019-024 | TAFTIAN SAMUEL AND FARNUSH TRUST TAFTIAN FAMILY T  | 19,933         | 19,933                       | \$261.71               | 12,361          | 12,361                       | \$287.94               | 100            | 0                         | 100                        | \$123.42             | \$673.07                    | 0.42%      |
| 134 | 5076-018-023 | SHACO INC  | 76,379         | 76,379                       | \$1,002.80             | 15,947          | 15,947                       | \$371.48               | 241            | 375                       | 616                        | \$760.25             | \$2,134.53                  | 1.33%      |
| 135 | 5076-018-019 | TAVAKOLI ED COMPANY TRUST TAVAKOLI FAMILY TRUST    | 16,588         | 16,588                       | \$217.79               | 6,500           | 6,500                        | \$151.41               | 110            | 150                       | 260                        | \$320.88             | \$690.09                    | 0.43%      |
| 136 | 5076-017-013 | EBRAHIMI NASSIR AND ZAND SIMA R                    | 7,000          | 7,000                        | \$91.90                | 6,500           | 6,500                        | \$151.41               | 140            | 190                       | 330                        | \$407.27             | \$650.59                    | 0.41%      |
| 137 | 5076-017-012 | EBRAHIMI NASSIR AND ZAND SIMA R                    | 7,171          | 7,171                        | \$94.15                | 6,590           | 6,590                        | \$153.51               | 140            | 190                       | 330                        | \$407.27             | \$654.94                    | 0.41%      |
| 138 | 5076-016-026 | K Y S INC  | 13,467         | 13,467                       | \$176.81               | 7,055           | 7,055                        | \$164.34               | 137            | 190                       | 327                        | \$403.57             | \$744.73                    | 0.47%      |
| 139 | 5076-016-012 | PARRA JORGE E                                      | 2,382          | 2,382                        | \$31.27                | 1,460           | 1,460                        | \$34.01                | 37             | 65                        | 102                        | \$125.88             | \$191.17                    | 0.12%      |
| 140 | 5076-016-011 | SHARGANI PROPERTIES LLC                            | 6,718          | 6,718                        | \$88.20                | 6,240           | 6,240                        | \$145.36               | 103            | 65                        | 168                        | \$207.77             | \$441.33                    | 0.28%      |
| 141 | 5076-015-020 | KIM NEUNG S AND SONG Z ET AL KIM FAMILY TRUST AND  | 17,050         | 17,050                       | \$223.85               | 6,477           | 6,477                        | \$150.88               | 112            | 279                       | 391                        | \$482.56             | \$857.29                    | 0.54%      |
| 142 | 5076-015-008 | LEE DUNG JI AND SOON HI                            | 21,749         | 21,749                       | \$285.55               | 15,370          | 15,370                       | \$358.04               | 145            | 300                       | 445                        | \$549.20             | \$1,192.79                  | 0.75%      |
| 143 | 5075-014-900 | L A CITY PLAYGROUND                                | 142,294        | 131,457                      | \$1,725.94             | 0               | 0                            | \$0.00                 | 0              | 817                       | 817                        | \$1,008.31           | \$2,734.25                  | 1.71%      |

**BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2014**

|     | APN          | PROPERTY OWNER                                    | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMPT<br>AREA SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | PICO FRT<br>FT | OTHER<br>STREET<br>FRT FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----|--------------|---|----------------|------------------------------|------------------------|-----------------|------------------------------|------------------------|----------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 144 | 5075-014-019 | LOYOLA HIGH SCHOOL OF LOS ANGELES                 | 828,076        | 828,076                      | \$10,872.04            | 51,660          | 51,660                       | \$1,203.40             | 0              | 4354                      | 4354                       | \$5,373.56           | \$17,449.00                 | 10.91%     |
| 145 | 5075-014-016 | ARCHDIOCESE OF L A EDUCATION AND WELFARE CORPOR   | 19,001         | 19,001                       | \$249.47               | 0               | 0                            | \$0.00                 | 0              | 100                       | 100                        | \$123.42             | \$372.89                    | 0.23%      |
| 146 | 5075-014-007 | ARCHDIOCESE OF L A EDUCATION AND WELFARE CORPOR   | 52,272         | 52,272                       | \$686.29               | 24,498          | 24,498                       | \$570.67               | 0              | 102                       | 102                        | \$125.88             | \$1,382.85                  | 0.86%      |
| 147 | 5075-013-026 | VENNORM PROPERTY LP                               | 13,970         | 13,970                       | \$183.42               | 7,939           | 7,939                        | \$184.94               | 0              | 210                       | 210                        | \$259.17             | \$627.53                    | 0.39%      |
| 148 | 5075-011-022 | SAINT SOPHIA FOUNDATION                           | 25,927         | 25,927                       | \$340.40               | 0               | 0                            | \$0.00                 | 0              | 360                       | 360                        | \$444.30             | \$784.70                    | 0.49%      |
| 149 | 5075-010-028 | CHA JONG W AND SOON A TRUST ET AL CHA FAMILY TRUS | 6,357          | 6,357                        | \$83.46                | 3,596           | 3,596                        | \$83.77                | 50             | 0                         | 50                         | \$61.71              | \$228.94                    | 0.14%      |
| 150 | 5075-010-027 | ESS PRISA LLC II                                  | 19,508         | 19,508                       | \$256.13               | 78,000          | 78,000                       | \$1,816.98             | 100            | 260                       | 360                        | \$444.30             | \$2,517.41                  | 1.57%      |
| 151 | 5075-010-010 | OTANEZ MARIA G                                    | 6,504          | 6,504                        | \$85.39                | 4,600           | 4,600                        | \$107.16               | 50             | 0                         | 50                         | \$61.71              | \$254.26                    | 0.16%      |
| 152 | 5075-010-009 | W MASTERS CONSTRUCTION MANAGEMENT INC             | 6,504          | 6,504                        | \$85.39                | 4,578           | 4,578                        | \$106.64               | 50             | 0                         | 50                         | \$61.71              | \$253.74                    | 0.16%      |
| 153 | 5075-010-008 | OH CHAN K   | 6,504          | 6,504                        | \$85.39                | 3,500           | 3,500                        | \$81.53                | 50             | 0                         | 50                         | \$61.71              | \$228.63                    | 0.14%      |
| 154 | 5075-010-007 | KIM ELLENE  | 6,506          | 6,506                        | \$85.42                | 1,427           | 1,427                        | \$33.24                | 50             | 0                         | 50                         | \$61.71              | \$180.37                    | 0.11%      |
| 155 | 5075-010-006 | OH JENNIFER ET AL                                 | 6,506          | 6,506                        | \$85.42                | 2,080           | 2,080                        | \$48.45                | 50             | 0                         | 50                         | \$61.71              | \$195.58                    | 0.12%      |
| 156 | 5075-010-005 | CHA JONG W AND SOON A TRUST ET AL CHA FAMILY TRUS | 6,506          | 6,506                        | \$85.42                | 4,790           | 4,790                        | \$111.58               | 50             | 0                         | 50                         | \$61.71              | \$258.71                    | 0.16%      |
| 157 | 5075-010-004 | CHA JONG W AND SOON A TRUST ET AL CHA FAMILY TRUS | 6,507          | 6,507                        | \$85.43                | 5,000           | 5,000                        | \$116.47               | 50             | 0                         | 50                         | \$61.71              | \$263.61                    | 0.16%      |
| 158 | 5075-010-002 | CHA JONG W AND SOON A TRUST ET AL CHA FAMILY TRUS | 6,510          | 6,510                        | \$85.47                | 1,790           | 1,790                        | \$41.70                | 50             | 0                         | 50                         | \$61.71              | \$188.88                    | 0.12%      |
| 159 | 5075-010-001 | E R K PROPERTIES LLC                              | 7,631          | 7,631                        | \$100.19               | 2,250           | 2,250                        | \$52.41                | 60             | 127                       | 187                        | \$230.79             | \$383.39                    | 0.24%      |
| 160 | 5075-009-026 | ROMAN CATHOLIC ARCHBISHOP OF L A                  | 23,326         | 23,326                       | \$306.25               | 14,792          | 14,792                       | \$344.57               | 143            | 168                       | 311                        | \$383.83             | \$1,034.65                  | 0.65%      |
| 161 | 5075-009-021 | ST SOPHIA FOUNDATION                              | 157,687        | 157,687                      | \$2,070.32             | 70,023          | 70,023                       | \$1,631.16             | 215            | 862                       | 1077                       | \$1,329.20           | \$5,030.67                  | 3.15%      |
| 162 | 5075-008-025 | PARK MIN CHUL                                     | 6,564          | 6,564                        | \$86.18                | 10,640          | 10,640                       | \$247.85               | 65             | 100                       | 165                        | \$203.64             | \$537.67                    | 0.34%      |
| 163 | 5075-008-024 | SHOFET DAVID AND KHALILI NAZILA                   | 9,099          | 9,099                        | \$119.46               | 4,460           | 4,460                        | \$103.89               | 65             | 140                       | 205                        | \$253.00             | \$476.36                    | 0.30%      |
| 164 | 5075-008-004 | D AND D PARTNERS LLC                              | 4,670          | 4,670                        | \$61.31                | 3,744           | 3,744                        | \$87.22                | 52             | 90                        | 142                        | \$175.25             | \$323.78                    | 0.20%      |
| 165 | 5075-008-003 | D AND D PARTNERS LLC                              | 10,160         | 10,160                       | \$133.39               | 6,240           | 6,240                        | \$145.36               | 104            | 0                         | 104                        | \$128.35             | \$407.11                    | 0.25%      |
| 166 | 5075-008-002 | HWANG KEE S AND BETTY B TRUST HWANG FAMILY TRUST  | 7,280          | 7,280                        | \$95.58                | 3,120           | 3,120                        | \$72.68                | 52             | 0                         | 52                         | \$64.18              | \$232.44                    | 0.15%      |
| 167 | 5075-008-001 | PICO COLLECTION MART                              | 7,280          | 7,280                        | \$95.58                | 7,280           | 7,280                        | \$169.58               | 52             | 140                       | 192                        | \$236.96             | \$502.13                    | 0.31%      |
| 168 | 5075-007-028 | LUSTER BRADLEY A TRUST BRADLEY A LUSTER TRUST AN  | 8,038          | 8,038                        | \$105.53               | 6,840           | 6,840                        | \$159.34               | 57             | 0                         | 57                         | \$70.87              | \$335.73                    | 0.21%      |
| 169 | 5075-007-027 | LUSTER BRADLEY A TRUST BRADLEY A LUSTER TRUST AN  | 8,039          | 8,039                        | \$105.55               | 4,560           | 4,560                        | \$106.22               | 57             | 0                         | 57                         | \$70.87              | \$282.64                    | 0.18%      |
| 170 | 5075-007-005 | YOUNG LYDIA                                       | 5,725          | 5,725                        | \$75.17                | 7,306           | 7,306                        | \$170.19               | 57             | 100                       | 157                        | \$194.28             | \$439.64                    | 0.27%      |
| 171 | 5075-007-002 | PAK HELEN   | 8,038          | 8,038                        | \$105.53               | 5,643           | 5,643                        | \$131.45               | 57             | 0                         | 57                         | \$70.87              | \$307.85                    | 0.19%      |
| 172 | 5075-007-001 | VAPNIK MARK                                       | 8,038          | 8,038                        | \$105.53               | 18,096          | 18,096                       | \$421.54               | 57             | 140                       | 197                        | \$243.65             | \$770.72                    | 0.48%      |
| 173 | 5075-006-006 | PARK JOHN   | 8,056          | 8,056                        | \$105.77               | 7,540           | 7,540                        | \$175.64               | 57             | 140                       | 197                        | \$243.65             | \$525.06                    | 0.33%      |
| 174 | 5075-006-005 | PEDRAZA ANTONINO AND MARIA                        | 8,038          | 8,038                        | \$105.53               | 4,880           | 4,880                        | \$113.68               | 57             | 0                         | 57                         | \$70.87              | \$290.08                    | 0.18%      |
| 175 | 5075-006-004 | PEDRAZA ANTONINO AND MARIA                        | 10,617         | 10,617                       | \$139.39               | 7,377           | 7,377                        | \$171.84               | 76             | 0                         | 76                         | \$93.60              | \$404.84                    | 0.25%      |
| 176 | 5075-006-003 | BOHORQUEZ OLIVIA TRUST BOHORQUEZ FAMILY TRUST     | 5,459          | 5,459                        | \$71.67                | 3,416           | 3,416                        | \$79.57                | 39             | 0                         | 39                         | \$48.13              | \$199.58                    | 0.12%      |
| 177 | 5075-006-001 | SANCHEZ LUCY M TRUST SANCHEZ TRUST                | 4,591          | 4,591                        | \$60.28                | 2,910           | 2,910                        | \$67.79                | 57             | 80                        | 137                        | \$169.60             | \$297.66                    | 0.19%      |
| 178 | 5075-005-006 | BERENDO PROPERTY PARTNERS LLC                     | 8,056          | 8,056                        | \$105.77               | 7,980           | 7,980                        | \$185.89               | 57             | 140                       | 197                        | \$243.13             | \$534.79                    | 0.33%      |
| 179 | 5075-005-005 | YOON CHANG S                                      | 8,039          | 8,039                        | \$105.55               | 6,500           | 6,500                        | \$151.41               | 57             | 0                         | 57                         | \$70.35              | \$327.31                    | 0.20%      |
| 180 | 5075-005-004 | ZUNIGA FRANCISCO AND GUADALUPE                    | 2,076          | 2,076                        | \$27.26                | 1,780           | 1,780                        | \$41.46                | 15             | 0                         | 15                         | \$18.51              | \$87.23                     | 0.05%      |
| 181 | 5075-005-003 | YOON CHANG S                                      | 6,999          | 6,999                        | \$91.89                | 0               | 0                            | \$0.00                 | 50             | 0                         | 50                         | \$61.71              | \$153.60                    | 0.10%      |
| 182 | 5075-005-002 | YOON CHANG S                                      | 6,999          | 6,999                        | \$91.89                | 2,221           | 2,221                        | \$51.74                | 50             | 0                         | 50                         | \$61.71              | \$205.34                    | 0.13%      |
| 183 | 5075-005-001 | YOON YUNG J                                       | 8,034          | 8,034                        | \$105.48               | 7,571           | 7,571                        | \$176.36               | 57             | 140                       | 197                        | \$243.65             | \$525.49                    | 0.33%      |
| 184 | 5075-003-026 | PINTO MICHAEL TRUST MICHAEL PINTO TRUST           | 7,941          | 7,941                        | \$104.26               | 7,930           | 7,930                        | \$184.73               | 59             | 0                         | 59                         | \$72.82              | \$361.80                    | 0.23%      |
| 185 | 5075-003-025 | PINTO MICHAEL TRUST PINTO CHARITABLE UNITRUST     | 8,313          | 8,313                        | \$109.14               | 5,120           | 5,120                        | \$119.27               | 66             | 130                       | 196                        | \$241.90             | \$470.31                    | 0.29%      |
| 186 | 5075-003-024 | KIM STEVE H AND HEANA AND                         | 9,068          | 9,068                        | \$119.06               | 8,820           | 8,820                        | \$205.46               | 70             | 0                         | 70                         | \$86.39              | \$410.91                    | 0.26%      |
| 187 | 5075-003-013 | PARK YOUNG S                                      | 6,239          | 6,239                        | \$81.91                | 12,400          | 12,400                       | \$288.85               | 48             | 0                         | 48                         | \$59.24              | \$430.01                    | 0.27%      |
| 188 | 5075-003-011 | BLUE SAVANNAH INVESTMENT COMPANY LLC              | 4,412          | 4,412                        | \$57.93                | 7,504           | 7,504                        | \$174.80               | 48             | 92                        | 140                        | \$172.78             | \$405.51                    | 0.25%      |
| 189 | 5075-001-016 | UNITED METHODIST MINISTRIES LOS ANGELES DISTRICT  | 10,350         | 10,350                       | \$135.89               | 0               | 0                            | \$0.00                 | 86             | 115                       | 201                        | \$248.07             | \$383.96                    | 0.24%      |
| 190 | 5075-001-001 | SCHWARTZ DEBORAH B TRUST ET AL DEBORAH B SCHWAR   | 12,106         | 12,106                       | \$158.94               | 17,624          | 17,624                       | \$410.54               | 87             | 140                       | 227                        | \$280.16             | \$849.64                    | 0.53%      |
| 191 | 5074-006-016 | ARCHDIOCESE OF L A EDUCATION AND WELFARE CORPOR   | 184,259        | 184,259                      | \$2,419.19             | 61,691          | 61,691                       | \$1,437.07             | 316            | 573                       | 889                        | \$1,097.17           | \$4,953.43                  | 3.10%      |
| 192 | 5074-006-014 | KOU SHU C AND SHAN C                              | 13,787         | 13,787                       | \$181.01               | 6,840           | 6,840                        | \$159.34               | 60             | 58                        | 118                        | \$145.63             | \$485.98                    | 0.30%      |
| 193 | 5074-006-001 | GRIJALVA GUILLERMO AND                            | 6,279          | 6,279                        | \$82.44                | 5,763           | 5,763                        | \$134.25               | 51             | 122                       | 173                        | \$213.51             | \$430.20                    | 0.27%      |
| 194 | 5074-005-022 | LUSTER RUTKIN CATHIE L TRUST C LUSTER RUTKIN TRUS | 8,321          | 8,321                        | \$109.25               | 4,633           | 4,633                        | \$107.92               | 53             | 0                         | 53                         | \$65.41              | \$282.58                    | 0.18%      |
| 195 | 5074-005-012 | BAE SUSAN   | 7,354          | 7,354                        | \$96.55                | 6,767           | 6,767                        | \$157.63               | 65             | 0                         | 65                         | \$80.22              | \$334.41                    | 0.21%      |
| 196 | 5074-005-011 | KIM PAUL U AND SUN A TRUST KIM FAMILY TRUST       | 7,293          | 7,293                        | \$95.75                | 7,655           | 7,655                        | \$178.32               | 64             | 114                       | 178                        | \$219.68             | \$493.75                    | 0.31%      |
| 197 | 5074-005-003 | LUSTER DORIS T TRUST LUSTER TRUST AND             | 8,318          | 8,318                        | \$109.21               | 11,920          | 11,920                       | \$277.67               | 52             | 160                       | 212                        | \$261.64             | \$648.52                    | 0.41%      |
| 198 | 5074-005-002 | LUSTER DORIS T TRUST LUSTER TRUST AND             | 8,480          | 8,480                        | \$111.34               | 8,246           | 8,246                        | \$192.09               | 53             | 0                         | 53                         | \$65.41              | \$368.83                    | 0.23%      |
| 199 | 5074-002-009 | INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL     | 6,518          | 6,518                        | \$85.58                | 3,840           | 3,840                        | \$89.45                | 51             | 127                       | 178                        | \$220.13             | \$395.15                    | 0.25%      |
| 200 | 5074-002-008 | KIM DAVID D ET AL                                 | 6,085          | 6,085                        | \$79.89                | 4,800           | 4,800                        | \$111.81               | 48             | 0                         | 48                         | \$59.24              | \$250.95                    | 0.16%      |
| 201 | 5074-002-007 | TAEK SOO LIM                                      | 6,085          | 6,085                        | \$79.89                | 3,504           | 3,504                        | \$81.62                | 48             | 0                         | 48                         | \$59.24              | \$220.76                    | 0.14%      |
| 202 | 5074-002-006 | CHOI SU KYONG                                     | 6,086          | 6,086                        | \$79.90                | 2,440           | 2,440                        | \$56.84                | 48             | 0                         | 48                         | \$59.24              | \$195.98                    | 0.12%      |
| 203 | 5074-002-005 | SU KYOUNG CHOI                                    | 6,085          | 6,085                        | \$79.89                | 5,184           | 5,184                        | \$120.76               | 48             | 0                         | 48                         | \$59.24              | \$259.89                    | 0.16%      |
| 204 | 5074-002-004 | COLORLAND GRAPHICS INC                            | 6,086          | 6,086                        | \$79.90                | 4,908           | 4,908                        | \$114.33               | 48             | 0                         | 48                         | \$59.24              | \$253.47                    | 0.16%      |
| 205 | 5074-002-003 | KIKWAK DAVID H AND DUK K TRUST KWAK FAMILY TRUST  | 6,086          | 6,086                        | \$79.90                | 3,200           | 3,200                        | \$74.54                | 48             | 0                         | 48                         | \$59.24              | \$213.69                    | 0.13%      |
| 206 | 5074-002-002 | KOSKINAS DOROTHY H                                | 6,087          | 6,087                        | \$79.92                | 4,856           | 4,856                        | \$113.12               | 48             | 0                         | 48                         | \$59.24              | \$252.28                    | 0.16%      |
| 207 | 5074-002-001 | CHOI SU K   | 6,087          | 6,087                        | \$79.92                | 6,132           | 6,132                        | \$142.84               | 48             | 127                       | 175                        | \$215.98             | \$438.74                    | 0.27%      |
| 208 | 5074-001-024 | PINE SOL J Y PROPERTY LLC                         | 15,520         | 15,520                       | \$203.77               | 14,676          | 14,676                       | \$341.87               | 123            | 0                         | 123                        | \$151.80             | \$697.44                    | 0.44%      |
| 209 | 5074-001-011 | YI CHAE P AND                                     | 4,193          | 4,193                        | \$55.05                | 7,360           | 7,360                        | \$171.45               | 46             | 91                        | 137                        | \$169.08             | \$395.58                    | 0.25%      |
| 210 | 5074-001-010 | Hwa Chong Yi                                      | 5,968          | 5,968                        | \$78.36                | 3,008           | 3,008                        | \$70.07                | 47             | 0                         | 47                         | \$58.01              | \$206.43                    | 0.13%      |
| 211 | 5074-001-009 | CHAE PONG YI                                      | 5,956          | 5,956                        | \$78.20                | 2,350           | 2,350                        | \$54.74                | 47             | 0                         | 47                         | \$58.01              | \$190.95                    | 0.12%      |
| 212 | 5074-001-008 | CHAE PONG YI                                      | 5,654          | 5,654                        | \$74.23                | 1,600           | 1,600                        | \$37.27                | 45             | 0                         | 45                         | \$55.54              | \$167.04                    | 0.10%      |
| 213 | 5074-001-007 | KIM YONG Y AND                                    | 6,209          | 6,209                        | \$81.52                | 0               | 0                            | \$0.00                 | 49             | 0                         | 49                         | \$60.47              | \$141.99                    | 0.09%      |
| 214 | 5074-001-006 | NAM KENNY W                                       | 3,105          | 3,105                        | \$40.77                | 2,230           | 2,230                        | \$51.95                | 25             | 0                         | 25                         | \$30.85              | \$123.57                    | 0.08%      |
| 215 | 5074-001-003 | ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST      | 6,208          | 6,208                        | \$81.51                | 5,880           | 5,880                        | \$136.97               | 49             | 0                         | 49                         | \$60.47              | \$278.95                    | 0.17%      |
| 216 | 5074-001-002 | ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST      | 6,207          | 6,207                        | \$81.49                | 8,262           | 8,262                        | \$192.46               | 49             | 0                         | 49                         | \$60.47              | \$334.43                    | 0.21%      |

**BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2014**

|     | APN          | PROPERTY OWNER  | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMPT<br>AREA SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | PICO FRT<br>FT | OTHER<br>STREET<br>FRT FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----|--------------|---|----------------|------------------------------|------------------------|-----------------|------------------------------|------------------------|----------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 217 | 5074-001-001 | ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST              | 11,147         | 11,147                       | \$146.35               | 9,706           | 9,706                        | \$226.10               | 88             | 127                       | 215                        | \$265.35             | \$637.80                    | 0.40%      |
| 218 | 5056-008-022 | VIGIL CELAURO AND JUANA M TRUST CELAURO AND JUANA M TRUST | 6,093          | 6,093                        | \$80.00                | 5,692           | 5,692                        | \$132.59               | 50             | 0                         | 50                         | \$61.71              | \$274.30                    | 0.17%      |
| 219 | 5056-008-012 | MORA MATURIN  | 12,689         | 12,689                       | \$166.60               | 20,880          | 20,880                       | \$486.39               | 100            | 127                       | 227                        | \$280.16             | \$933.14                    | 0.58%      |
| 220 | 5056-008-001 | CAUDILLO ELYSSA TRUST CAUDILLO FAMILY TRUST               | 10,561         | 10,561                       | \$138.66               | 5,330           | 5,330                        | \$124.16               | 122            | 86                        | 208                        | \$256.71             | \$519.53                    | 0.32%      |
| 221 | 5056-007-023 | RUMACK TRUSTS PARTNERSHIP                                 | 20,444         | 20,444                       | \$268.41               | 9,627           | 9,627                        | \$224.26               | 124            | 330                       | 454                        | \$560.31             | \$1,052.98                  | 0.66%      |
| 222 | 5056-007-003 | RUMACK TRUSTS PARTNERSHIP                                 | 3,900          | 3,900                        | \$51.20                | 0               | 0                            | \$0.00                 | 30             | 130                       | 160                        | \$197.47             | \$248.67                    | 0.16%      |
| 223 | 5056-007-002 | RUMACK TRUSTS PARTNERSHIP                                 | 4,030          | 4,030                        | \$52.91                | 0               | 0                            | \$0.00                 | 31             | 0                         | 31                         | \$38.26              | \$91.17                     | 0.06%      |
| 224 | 5056-007-001 | CETINA ORLANDO SR COTR CETINA FAMILY TRUST                | 7,625          | 7,625                        | \$100.11               | 4,963           | 4,963                        | \$115.61               | 61             | 125                       | 186                        | \$229.55             | \$445.28                    | 0.28%      |
| 225 | 5056-004-025 | MIRTORABI LILI TRUST SAMANI MIRTORABI FAMILY TRUST        | 12,453         | 12,453                       | \$163.50               | 27,959          | 27,959                       | \$651.29               | 100            | 140                       | 240                        | \$296.20             | \$1,110.99                  | 0.69%      |
| 226 | 5056-004-024 | CETINA ORLANDO A SR COMPANY TRUST CETINA FAMILY TRUST     | 13,997         | 13,997                       | \$183.77               | 6,758           | 6,758                        | \$157.42               | 98             | 132                       | 230                        | \$283.86             | \$625.05                    | 0.39%      |
| 227 | 5056-004-021 | CETINA ORLANDO SR AND MARTHA TRUST CETINA FAMILY TRUST    | 42,000         | 42,000                       | \$551.43               | 17,940          | 17,940                       | \$417.91               | 300            | 0                         | 300                        | \$370.25             | \$1,339.58                  | 0.84%      |
| 228 | 5056-004-004 | KEY HOLDINGS GROUP LLC                                    | 7,002          | 7,002                        | \$91.93                | 9,408           | 9,408                        | \$219.16               | 50             | 0                         | 50                         | \$61.71              | \$372.80                    | 0.23%      |
| 229 | 5056-004-003 | HYUN SUNG HI  | 6,999          | 6,999                        | \$91.89                | 7,770           | 7,770                        | \$181.00               | 50             | 0                         | 50                         | \$61.71              | \$334.60                    | 0.21%      |
| 230 | 5056-003-027 | CITY REAL ESTATE INVESTMENTS LLC                          | 19,958         | 19,958                       | \$262.03               | 38,938          | 38,938                       | \$907.05               | 143            | 280                       | 423                        | \$522.46             | \$1,691.54                  | 1.06%      |
| 231 | 5056-002-042 | PICWEST LLC   | 13,471         | 13,471                       | \$176.86               | 242             | 242                          | \$5.64                 | 91             | 137                       | 228                        | \$281.39             | \$463.89                    | 0.29%      |
| 232 | 5056-002-040 | SONG JIN O  | 7,173          | 7,173                        | \$94.18                | 5,715           | 5,715                        | \$133.13               | 48             | 150                       | 198                        | \$244.16             | \$471.46                    | 0.29%      |
| 233 | 5056-002-021 | BAY CITIES DISCOUNT KITCHEN                               | 13,223         | 13,223                       | \$173.61               | 19,890          | 19,890                       | \$463.33               | 49             | 137                       | 186                        | \$229.15             | \$866.09                    | 0.54%      |
| 234 | 5056-002-020 | BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC            | 6,667          | 6,667                        | \$87.53                | 0               | 0                            | \$0.00                 | 49             | 137                       | 186                        | \$229.15             | \$316.68                    | 0.20%      |
| 235 | 5056-001-055 | MOSHFEGH ESHAN OLLA COMPANY TRUST MOSHFEGH FARZAN         | 6,811          | 6,811                        | \$89.42                | 4,010           | 4,010                        | \$93.41                | 49             | 0                         | 49                         | \$60.47              | \$243.31                    | 0.15%      |
| 236 | 5056-001-004 | 1300 SOUTH VERMONT LLC                                    | 12,226         | 12,226                       | \$160.52               | 17,568          | 17,568                       | \$409.24               | 88             | 140                       | 228                        | \$281.39             | \$851.15                    | 0.53%      |
| 237 | 5056-001-002 | FLORES JOSE R JR  | 6,812          | 6,812                        | \$89.44                | 1,811           | 1,811                        | \$42.19                | 49             | 0                         | 49                         | \$60.47              | \$192.10                    | 0.12%      |
| 238 | 5056-001-001 | RUBIN IDA TRUST IDA RUBIN TRUST                           | 13,628         | 13,628                       | \$178.93               | 9,760           | 9,760                        | \$227.36               | 97             | 140                       | 237                        | \$292.50             | \$698.78                    | 0.44%      |
|     |              | Zone 1 Sub Totals   | 4,081,365      | 4,061,026                    | \$53,318.33            | 2,288,870       | 2,288,870                    | \$53,318.33            | 18,365         | 24,837                    | 43,202                     | \$53,318.33          | \$159,954.98                | 100.00%    |

|     |  | Total Budget '=<br>\$159,955 | Assessment Totals | Ass't Rates |
|-----|--|------------------------------|-------------------|-------------|
| 33% | Lot Area Factor =<br>Zone 1 Lot Area SF Rate                 | \$53,318                     |                   | \$0.0131    |
| 33% | Improvement Area Factor =<br>Zone 1 Improvement Area SF Rate | \$53,318                     |                   | \$0.0233    |
| 33% | Street Frontage Factor<br>Zone 1 Street Frontage SF Rate     | \$53,318                     |                   | \$1.2342    |

Westchester Town Center Business Improvement District  
Landscape Entry Zone ("LEZ")  
Property Information Assessments  
Beginning January 1, 2019

| <u>APN</u>   | <u>Property Owner</u>                                  | <u>Site Address</u>   | <u>ZONING</u> | <u>USEDESCR</u>                | <u>Sepulveda<br/>Frt Ft</u> | <u>Total<br/>Assessment</u> |
|--------------|--|-----------------------|---------------|--------------------------------|-----------------------------|-----------------------------|
| 4110-003-085 | CHURCH OF JESUS CHRIST OF LDS                          | 7555 S SEPULVEDA BLVD | LAC2          | Commercial, Unassigned, Vacant | 475                         | \$2,064.92                  |
| 4110-001-034 | SEPULVEDA ASSOCIATES LLC (Sandstone Small)             | 6733 S SEPULVEDA BLVD | LAC4          | Industrial, Vacant             | 101                         | \$439.07                    |
| 4110-001-005 | 6733 S SEPULVEDA BLVD ASSOCIATES LLC (Sandstone Large) |                       | LAC4          | Office Building, 1 Story       | 195                         | \$847.70                    |
| 4109-002-001 | WESTCHESTER LUTHERAN CHURCH                            | 7601 S SEPULVEDA BLVD | LAC2          | Service Station                | 150                         | \$652.08                    |
| 4108-028-028 | WEISS JAMIE AND YISRAEL (Strip Lot Adjacent @ YMCA)    |                       | LAR1          | Vacant Residential             | 0                           | \$0.00                      |
| 4108-028-912 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-911 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-910 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-909 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-908 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-907 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-906 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-905 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-904 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-903 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-902 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-901 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 51                          | \$221.71                    |
| 4108-028-900 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-027-900 | LOS ANGELES CITY S BY S (Strip Lot Adjacent @ YMCA)    |                       | LAR1          | Government, Unassigned         | 0                           | \$0.00                      |
| 4108-019-017 | R AND S PROPERTIES (Apt Landscape)                     |                       | LAR3          | Commercial, Unassigned, Vacant | 0                           | \$0.00                      |
| 4108-019-015 | R AND S PROPERTIES (Apt Landscape)                     |                       | LAR3          | Commercial, Unassigned, Vacant | 0                           | \$0.00                      |
| 4106-018-022 | A SEPULVEDA LLC (Good Will Industries)                 | 7616 S SEPULVEDA BLVD | LAC2          | Store, 1 Story                 | 60                          | \$260.83                    |
| 4106-018-021 | (Strip Lot E/S 76th to 78th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-018-020 | (Strip Lot E/S 76th to 78th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-018-018 | (Strip Lot E/S 76th to 78th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-018-009 | (Strip Lot E/S 76th to 78th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-018-008 | (Strip Lot E/S 76th to 78th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-018-006 | (Strip Lot E/S 76th to 78th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-018-003 | (Strip Lot E/S 76th to 78th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-018-001 | A SEPULVEDA LLC (Good Will Industries)                 | 7600 S SEPULVEDA BLVD | LAC2          | Store, 1 Story                 | 145                         | \$630.34                    |
| 4106-002-902 | LOS ANGELES CITY S BY S                                |                       | LAR1          | Government, Unassigned         | 0                           | \$0.00                      |
| 4106-002-901 | LOS ANGELES CITY S BY S                                |                       | LAR1          | Government, Unassigned         | 0                           | \$0.00                      |
| 4106-002-900 | LOS ANGELES CITY S BY S                                |                       | LAR1          | Government, Unassigned         | 0                           | \$0.00                      |
| 4106-002-031 | ? (Strip Lot E/S 74th to 76th)                         |                       | LAR1          |                                | 0                           |                             |
| 4106-002-024 | (Strip Lot E/S 74th to 76th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-002-021 | (Strip Lot E/S 74th to 76th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-002-020 | (Strip Lot E/S 74th to 76th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-002-019 | (Strip Lot E/S 74th to 76th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-002-018 | (Strip Lot E/S 74th to 76th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-002-030 | CK TAL LLC (Armstrong's Nursery)                       | 7540 S Sepulveda Blvd | LAC2          | Store, 1 Story                 | 53                          | \$230.40                    |
| 4106-002-029 | SINAIS WESTERN PROPERTIES LLC (Chevron Station)        | 7550 S SEPULVEDA BLVD | LAC2          | Service Stations, Vacant       | 37                          | \$160.85                    |

Landscape Entry Zone ("LEZ")

Total

3232 / 6901

46.8%

\$14,050.15

Westchester Town Center Business Improvement District  
Landscape Entry Zone ("LEZ")  
Property Information Assessments  
Beginning January 1, 2019

| <u>APN</u>   | <u>Property Owner</u>                                  | <u>Site Address</u>   | <u>ZONING</u> | <u>USEDESCR</u>                | <u>Sepulveda<br/>Frt Ft</u> | <u>Total<br/>Assessment</u> |
|--------------|--|-----------------------|---------------|--------------------------------|-----------------------------|-----------------------------|
| 4110-003-085 | CHURCH OF JESUS CHRIST OF LDS                          | 7555 S SEPULVEDA BLVD | LAC2          | Commercial, Unassigned, Vacant | 475                         | \$2,064.92                  |
| 4110-001-034 | SEPULVEDA ASSOCIATES LLC (Sandstone Small)             | 6733 S SEPULVEDA BLVD | LAC4          | Industrial, Vacant             | 101                         | \$439.07                    |
| 4110-001-005 | 6733 S SEPULVEDA BLVD ASSOCIATES LLC (Sandstone Large) |                       | LAC4          | Office Building, 1 Story       | 195                         | \$847.70                    |
| 4109-002-001 | WESTCHESTER LUTHERAN CHURCH                            | 7601 S SEPULVEDA BLVD | LAC2          | Service Station                | 150                         | \$652.08                    |
| 4108-028-912 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-911 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-910 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-909 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-908 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-907 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-906 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-905 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-904 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-903 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-902 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-901 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 51                          | \$221.71                    |
| 4108-028-900 | CITY OF LOS ANGELES (Strip Lot)                        |                       | LAPF          | Public / Private Facility      | 50                          | \$217.36                    |
| 4108-028-028 | WEISS JAMIE AND YISRAEL (Strip Lot Adjacent @ YMCA)    |                       | LAR1          | Vacant Residential             | 0                           | \$0.00                      |
| 4108-027-900 | LOS ANGELES CITY S BY S (Strip Lot Adjacent @ YMCA)    |                       | LAR1          | Government, Unassigned         | 0                           | \$0.00                      |
| 4108-019-017 | R AND S PROPERTIES (Apt Landscape)                     |                       | LAR3          | Commercial, Unassigned, Vacant | 0                           | \$0.00                      |
| 4108-019-015 | R AND S PROPERTIES (Apt Landscape)                     |                       | LAR3          | Commercial, Unassigned, Vacant | 0                           | \$0.00                      |
| 4106-018-022 | A SEPULVEDA LLC (Good Will Industries)                 | 7616 S SEPULVEDA BLVD | LAC2          | Store, 1 Story                 | 60                          | \$260.83                    |
| 4106-018-016 | (Strip Lot E/S 76th to 78th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-018-013 | (Strip Lot E/S 76th to 78th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-018-011 | (Strip Lot E/S 76th to 78th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-018-010 | (Strip Lot E/S 76th to 78th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-018-001 | A SEPULVEDA LLC (Good Will Industries)                 | 7600 S SEPULVEDA BLVD | LAC2          | Store, 1 Story                 | 145                         | \$630.34                    |
| 4106-002-902 | LOS ANGELES CITY S BY S                                |                       | LAR1          | Government, Unassigned         | 0                           | \$0.00                      |
| 4106-002-901 | LOS ANGELES CITY S BY S                                |                       | LAR1          | Government, Unassigned         | 0                           | \$0.00                      |
| 4106-002-900 | LOS ANGELES CITY S BY S                                |                       | LAR1          | Government, Unassigned         | 0                           | \$0.00                      |
| 4106-002-030 | CK TAL LLC (Armstrong's Nursery)                       | 7540 S Sepulveda Blvd | LAC2          | Store, 1 Story                 | 53                          | \$230.40                    |
| 4106-002-029 | SINAIS WESTERN PROPERTIES LLC (Chevron Station)        | 7550 S SEPULVEDA BLVD | LAC2          | Service Stations, Vacant       | 37                          | \$160.85                    |
| 4106-002-028 | SINAIS WESTERN PROPERTIES LLC (Chevron Station)        | 7550 S SEPULVEDA BLVD | LAC2          | Service Station, Self Serve    | 44                          | \$191.28                    |
| 4106-002-024 | (Strip Lot E/S 74th to 76th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-002-021 | (Strip Lot E/S 74th to 76th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-002-020 | (Strip Lot E/S 74th to 76th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-002-019 | (Strip Lot E/S 74th to 76th)                           |                       | LAR1          |                                | 0                           |                             |
| 4106-002-018 | (Strip Lot E/S 74th to 76th)                           |                       | LAR1          |                                | 0                           |                             |

Landscape Entry Zone ("LEZ")

$$\$30,000 / 6901 = \$4.3472$$

**Westchester Town Center Business Improvement District**  
**"LINCOLN VILLAGE ZONE"**  
**PROPERTY INFORMATION ASSESSMENTS**  
**Beginning January 1, 2019**

| #  | APN          | PROPERTY OWNER                                      | SITE ADDRESS      | LOT AREA SF | LOT AREA BENEFIT UNITS | LOT AREA ASSESSMENT | NON-RES IMP'T AREA SF | RES IMP'T AREA SF | IMP AREA BENEFIT UNITS | IMP AREA ASSESSMENT | STREET FRT FT | FRT FT BENEFIT UNITS | FRT FT ASSESSMENT | TOTAL ASSESSMENT 2019 |
|----|--------------|---|-------------------|-------------|------------------------|---------------------|-----------------------|-------------------|------------------------|---------------------|---------------|----------------------|-------------------|-----------------------|
|    |              | Zone 1  |                   |             |                        |                     |                       |                   |                        |                     |               |                      |                   |                       |
| 1  | 4113-013-003 | SALERNO THOMAS AND LANA ET AL                       | 7141 W MANCHESTER | 5,009       | 5,009                  | \$116.33            | 0                     | 0                 | 0                      | \$0.00              | 50            | 50                   | \$149.51          | \$265.84              |
| 2  | 4113-013-004 | SALERNO THOMAS AND LANA ET AL                       |                   | 2,483       | 2,483                  | \$57.67             | 0                     | 0                 | 0                      | \$0.00              | 25            | 25                   | \$74.75           | \$132.42              |
| 3  | 4113-013-005 | IMHOFF ILONA TRUST                                  | 7135 W MANCHESTER | 2,483       | 2,483                  | \$57.67             | 2,870                 | 0                 | 2,870                  | \$93.56             | 25            | 25                   | \$74.75           | \$225.98              |
| 4  | 4113-013-008 | WOOD ESTHER   | 7125 W MANCHESTER | 5,009       | 5,009                  | \$116.33            | 1,482                 | 0                 | 1,482                  | \$48.31             | 50            | 50                   | \$149.51          | \$314.15              |
| 5  | 4113-013-009 | ALBI KURT W COMPANY TRUST ALBI FAMILY TRUST         | 7123 W MANCHESTER | 2,483       | 2,483                  | \$57.67             | 1,375                 | 0                 | 1,375                  | \$44.82             | 25            | 25                   | \$74.75           | \$177.25              |
| 6  | 4113-013-010 | KING ROBERT W                                       | 7121 W MANCHESTER | 5,009       | 5,009                  | \$116.33            | 2,263                 | 0                 | 2,263                  | \$73.77             | 50            | 50                   | \$149.51          | \$339.61              |
| 7  | 4113-013-011 | HUNTER STEVEN S AND BERNADETTE D                    | 7117 W MANCHESTER | 2,483       | 2,483                  | \$57.67             | 2,500                 | 0                 | 2,500                  | \$81.50             | 25            | 25                   | \$74.75           | \$213.92              |
| 8  | 4113-013-012 | SHANNON MELVIN R TRUST MELVIN R SHANNON TRUST AND   | 7115 W MANCHESTER | 5,009       | 5,009                  | \$116.33            | 1,762                 | 0                 | 1,762                  | \$57.44             | 50            | 50                   | \$149.51          | \$323.28              |
| 9  | 4113-013-013 | SHANNON MELVIN R TRUST MELVIN R SHANNON TRUST AND   |                   | 2,483       | 2,483                  | \$57.67             | 0                     | 0                 | 0                      | \$0.00              | 25            | 25                   | \$74.75           | \$132.42              |
| 10 | 4113-013-027 | HAMLIN RICHARD F AND DELIA S                        | 7131 W MANCHESTER | 5,009       | 5,009                  | \$116.33            | 6,500                 | 0                 | 6,500                  | \$211.90            | 50            | 50                   | \$149.51          | \$477.74              |
| 11 | 4113-013-028 | SALERNO THOMAS AND LANA ET AL                       | 7151 W MANCHESTER | 10,454      | 10,454                 | \$242.79            | 11,901                | 0                 | 11,901                 | \$387.96            | 149           | 149                  | \$445.53          | \$1,076.29            |
| 12 | 4113-013-034 | CROCKETT PATRICIA TRUST MARY L CROCKETT TRUST       | 7101 W MANCHESTER | 788         | 788                    | \$18.30             | 514                   | 0                 | 514                    | \$16.76             | 52            | 52                   | \$155.49          | \$190.54              |
| 13 | 4113-013-035 | CROCKETT PATRICIA TRUST MARY L CROCKETT TRUST       | 7107 W MANCHESTER | 6,116       | 6,116                  | \$142.04            | 0                     | 0                 | 0                      | \$0.00              | 110           | 110                  | \$328.92          | \$470.96              |
| 14 | 4113-014-001 | FISCHMANN B WALLACE COMPANY TRUST ET AL             | 8516 LINCOLN      | 12,830      | 12,830                 | \$297.98            | 6,383                 | 0                 | 6,383                  | \$208.08            | 309           | 309                  | \$923.95          | \$1,430.01            |
| 15 | 4113-014-034 | HANON WILLIAM H FOUNDATION                          | 8500 LINCOLN      | 23,730      | 23,730                 | \$551.13            | 2,520                 | 0                 | 2,520                  | \$82.15             | 465           | 465                  | \$1,390.42        | \$2,023.70            |
| 16 | 4113-014-035 | LINCOLN DEVELOPMENT COMPANY LIMITED                 | 8400 LINCOLN      | 122,404     | 122,404                | \$2,842.83          | 34,662                | 0                 | 34,662                 | \$1,129.96          | 1068          | 1,068                | \$3,193.47        | \$7,166.26            |
| 17 | 4113-016-018 | FISCHER FAMILY PROPERTIES II LP                     | 8340 LINCOLN      | 5,445       | 5,445                  | \$126.46            | 3,815                 | 0                 | 3,815                  | \$124.37            | 149           | 149                  | \$445.53          | \$696.36              |
| 18 | 4113-016-019 | SHOKRY FRED AND PARVIN TRUST SHOKRY TRUST           | 8334 LINCOLN      | 5,009       | 5,009                  | \$116.33            | 3,500                 | 0                 | 3,500                  | \$114.10            | 50            | 50                   | \$149.51          | \$379.94              |
| 19 | 4113-016-020 | RUIZ DARIO AND GLORIA TRUST RUIZ FAMILY TRUST       | 8328 LINCOLN      | 5,009       | 5,009                  | \$116.33            | 3,050                 | 0                 | 3,050                  | \$99.43             | 50            | 50                   | \$149.51          | \$365.27              |
| 20 | 4113-016-023 | MCKIBBEN JERRY W                                    | 8314 LINCOLN      | 7,492       | 7,492                  | \$174.00            | 3,382                 | 0                 | 3,382                  | \$110.25            | 75            | 75                   | \$224.26          | \$508.51              |
| 21 | 4113-016-027 | SPECKMAN MAHAMOOD II PARTNERSHIP                    | 8300 LINCOLN      | 12,458      | 12,458                 | \$289.34            | 1,624                 | 0                 | 1,624                  | \$52.94             | 219           | 219                  | \$654.84          | \$997.12              |
| 22 | 4113-016-028 | SETON GIL AND KARIN                                 | 8320 LINCOLN      | 9,997       | 9,997                  | \$232.18            | 5,322                 | 0                 | 5,322                  | \$173.49            | 100           | 100                  | \$299.01          | \$704.69              |
| 23 | 4113-018-026 | TC REAL ESTATE LIMITED PARTNERSHIP                  | 8126 LINCOLN      | 5,401       | 5,401                  | \$125.44            | 2,001                 | 0                 | 2,001                  | \$65.23             | 152           | 152                  | \$454.50          | \$645.17              |
| 24 | 4113-018-027 | TC REAL ESTATE LIMITED PARTNERSHIP                  |                   | 5,489       | 5,489                  | \$127.48            | 0                     | 0                 | 0                      | \$0.00              | 50            | 50                   | \$149.51          | \$276.99              |
| 25 | 4113-018-028 | TC REAL ESTATE LIMITED PARTNERSHIP                  |                   | 5,489       | 5,489                  | \$127.48            | 0                     | 0                 | 0                      | \$0.00              | 50            | 50                   | \$149.51          | \$276.99              |
| 26 | 4113-018-029 | TC REAL ESTATE LIMITED PARTNERSHIP                  |                   | 5,489       | 5,489                  | \$127.48            | 0                     | 0                 | 0                      | \$0.00              | 50            | 50                   | \$149.51          | \$276.99              |
| 27 | 4113-018-030 | MARTINEZ RAFAEL R AND YOLANDA                       | 8110 LINCOLN      | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 28 | 4113-018-031 | MATTA VICTORIA M TRUST VICTORIA M MATTA TRUST       | 8106 LINCOLN      | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 29 | 4113-018-032 | ROMEO PAUL  | 8100 LINCOLN      | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 30 | 4113-018-033 | ROMEO PAUL  | 8050 LINCOLN      | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 31 | 4114-010-012 | SYRINX LLC  |                   | 4,950       | 4,950                  | \$114.96            | 0                     | 0                 | 0                      | \$0.00              | 154           | 154                  | \$460.48          | \$575.45              |
| 32 | 4114-010-013 | SYRINX LLC  | 8131 LINCOLN      | 5,489       | 5,489                  | \$127.48            | 924                   | 0                 | 924                    | \$30.12             | 50            | 50                   | \$149.51          | \$307.11              |
| 33 | 4114-010-014 | SYRINX LLC  |                   | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 34 | 4114-010-015 | SYRINX LLC  | 8115 LINCOLN      | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 35 | 4114-010-016 | SYRINX LLC  | 8107 LINCOLN      | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 36 | 4114-010-017 | SOLTER RICHARD COMPANY TRUST SOLTER FAMILY TRUST    | 8101 LINCOLN      | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 37 | 4114-010-018 | DENNIS RICHARD D AND LINDA                          | 8051 LINCOLN      | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 38 | 4114-010-019 | DAVIS JACK S AND LAURA J TRUST DAVIS FAMILY TRUST   | 8045 LINCOLN      | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 39 | 4114-010-020 | LA VISTA VENTURE LIMITED PARTNERSHIP                | 8035 LINCOLN      | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 40 | 4114-010-021 | LOYOLA MARYMOUNT UNIVERSITY                         |                   | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 41 | 4114-010-022 | LOYOLA MARYMOUNT UNIVERSITY                         |                   | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 42 | 4114-010-023 | LOYOLA MARYMOUNT UNIVERSITY                         |                   | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 43 | 4114-010-024 | LOYOLA MARYMOUNT UNIVERSITY                         |                   | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 44 | 4114-010-025 | LOYOLA MARYMOUNT UNIVERSITY                         |                   | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 45 | 4114-010-026 | LOYOLA MARYMOUNT UNIVERSITY                         |                   | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 46 | 4114-010-027 | LOYOLA MARYMOUNT UNIVERSITY                         |                   | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 47 | 4114-010-028 | LOYOLA MARYMOUNT UNIVERSITY                         |                   | 0           | 0                      | \$0.00              | 0                     | 0                 | 0                      | \$0.00              | 0             | 0                    | \$0.00            | \$0.00                |
| 48 | 4114-033-001 | SEITZ RICHARD F AND RUBY M TRUST SEITZ FAMILY TRUST | 8421 LINCOLN      | 6,620       | 6,620                  | \$153.75            | 4,519                 | 0                 | 4,519                  | \$147.32            | 208           | 208                  | \$621.95          | \$923.02              |
| 49 | 4114-033-002 | SEITZ RICHARD F AND RUBY M TRUST SEITZ FAMILY TRUST | 8419 LINCOLN      | 5,009       | 5,009                  | \$116.33            | 2,016                 | 0                 | 2,016                  | \$65.72             | 50            | 50                   | \$149.51          | \$331.56              |
| 50 | 4114-033-003 | KOONUPONG RAVEWAN AND                               | 8411 LINCOLN      | 5,009       | 5,009                  | \$116.33            | 2,725                 | 0                 | 2,725                  | \$88.83             | 50            | 50                   | \$149.51          | \$354.67              |
| 51 | 4114-033-004 | AKE ROWENA M TRUST ROWENA M AKE TRUST               | 8405 LINCOLN      | 5,009       | 5,009                  | \$116.33            | 4,000                 | 0                 | 4,000                  | \$130.40            | 50            | 50                   | \$149.51          | \$396.24              |
| 52 | 4114-033-005 | AKE ROWENA M TRUST ROWENA M AKE TRUST               | 8351 LINCOLN      | 5,009       | 5,009                  | \$116.33            | 3,000                 | 0                 | 3,000                  | \$97.80             | 50            | 50                   | \$149.51          | \$363.64              |
| 53 | 4114-033-006 | CAHN MARGERY TRUST A S AND M S CAHN TRUST AND       | 8347 LINCOLN      | 5,009       | 5,009                  | \$116.33            | 2,679                 | 0                 | 2,679                  | \$87.33             | 50            | 50                   | \$149.51          | \$353.17              |
| 54 | 4114-033-007 | CAHN MARGERY S TRUST A S AND M S CAHN TRUST AND     | 8347 LINCOLN      | 2,483       | 2,483                  | \$57.67             | 1,450                 | 0                 | 1,450                  | \$47.27             | 25            | 25                   | \$74.75           | \$179.69              |
| 55 | 4114-033-008 | CASTRO CLAUDIA Y TRUST CLAUDIA CASTRO TRUST         | 8339 LINCOLN      | 5,009       | 5,009                  | \$116.33            | 3,064                 | 0                 | 3,064                  | \$99.88             | 50            | 50                   | \$149.51          | \$365.73              |
| 56 | 4114-033-011 | PARKER ROBERT D AND LANA H                          | 8331 LINCOLN      | 2,483       | 2,483                  | \$57.67             | 1,375                 | 0                 | 1,375                  | \$44.82             | 25            | 25                   | \$74.75           | \$177.25              |
| 57 | 4114-033-012 | TC REAL ESTATE LIMITED PARTNERSHIP                  | 8321 LINCOLN      | 10,019      | 10,019                 | \$232.69            | 5,440                 | 0                 | 5,440                  | \$177.34            | 100           | 100                  | \$299.01          | \$709.05              |
| 58 | 4114-033-013 | TC REAL ESTATE LIMITED PARTNERSHIP                  | 8313 LINCOLN      | 7,492       | 7,492                  | \$174.00            | 4,125                 | 0                 | 4,125                  | \$134.47            | 75            | 75                   | \$224.26          | \$532.73              |
| 59 | 4114-033-014 | TC REAL ESTATE LIMITED PARTNERSHIP                  | 8307 LINCOLN      | 12,458      | 12,458                 | \$289.34            | 12,450                | 0                 | 12,450                 | \$405.86            | 219           | 219                  | \$654.84          | \$1,350.04            |
| 60 | 4114-033-029 | PARKE ROBERT D AND LANA H                           | 8333 LINCOLN      | 2,248       | 2,248                  | \$52.21             | 1,210                 | 0                 | 1,210                  | \$39.45             | 23            | 23                   | \$67.28           | \$158.93              |

**Westchester Town Center Business Improvement District**  
**"LINCOLN VILLAGE ZONE"**  
**PROPERTY INFORMATION ASSESSMENTS**  
**Beginning January 1, 2019**

| #  | APN          | PROPERTY OWNER  | SITE ADDRESS      | LOT AREA SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | NON-RES<br>IMP'T<br>AREA SF | RES IMP'T<br>AREA SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 |
|----|--------------|---|-------------------|-------------|------------------------------|------------------------|-----------------------------|----------------------|------------------------------|------------------------|------------------|----------------------------|----------------------|-----------------------------|
| 61 | 4114-033-030 | CASTRO CLAUDIA Y TRUST CLAUDIA Y CASTRO TRUST           | 8341 LINCOLN      | 2,749       | 2,749                        | \$63.85                | 850                         | 0                    | 850                          | \$27.71                | 27               | 27                         | \$80.73              | \$172.29                    |
| 62 | 4114-034-006 | BECKER LOIS E TRUST LOIS E BECKER TRUST                 | 7257 W MANCHESTER | 0           | 0                            | \$0.00                 | 0                           | 0                    | 0                            | \$0.00                 | 0                | 0                          | \$0.00               | \$0.00                      |
| 63 | 4114-034-007 | 7263 W MANCHESTER LLC                                   | 7263 W MANCHESTER | 0           | 0                            | \$0.00                 | 0                           | 0                    | 0                            | \$0.00                 | 0                | 0                          | \$0.00               | \$0.00                      |
| 64 | 4114-034-008 | MCARTHUR SYLVIA TRUST SYLVIA MCARTHUR TRUST             | 7267 W MANCHESTER | 0           | 0                            | \$0.00                 | 0                           | 0                    | 0                            | \$0.00                 | 0                | 0                          | \$0.00               | \$0.00                      |
| 65 | 4114-034-009 | GEMBICA WALTER AND VIRGINIA                             | 7271 W MANCHESTER | 0           | 0                            | \$0.00                 | 0                           | 0                    | 0                            | \$0.00                 | 0                | 0                          | \$0.00               | \$0.00                      |
| 66 | 4114-034-010 | HENKEL CARL J AND                                       | 7277 W MANCHESTER | 0           | 0                            | \$0.00                 | 0                           | 0                    | 0                            | \$0.00                 | 0                | 0                          | \$0.00               | \$0.00                      |
| 67 | 4114-034-011 | WESTCHESTER CHURCH OF NAZARENE                          | 7281 W MANCHESTER | 0           | 0                            | \$0.00                 | 0                           | 0                    | 0                            | \$0.00                 | 0                | 0                          | \$0.00               | \$0.00                      |
| 68 | 4114-034-012 | WESTCHESTER CH OF THE NAZARENE                          | 7299 W MANCHESTER | 0           | 0                            | \$0.00                 | 0                           | 0                    | 0                            | \$0.00                 | 0                | 0                          | \$0.00               | \$0.00                      |
| 69 | 4114-034-025 | VILLAFLO JANET A TRUST VILLAFLO TRUST                   | 8501 LINCOLN      | 5,619       | 5,619                        | \$130.50               | 5,250                       | 0                    | 5,250                        | \$171.15               | 61               | 61                         | \$182.10             | \$483.75                    |
| 70 | 4114-034-026 | VILLAFLO JANET A TRUST VILLAFLO TRUST                   | 8501 LINCOLN      | 4,020       | 4,020                        | \$93.36                | 3,218                       | 0                    | 3,218                        | \$104.90               | 121              | 121                        | \$361.81             | \$560.08                    |
| 71 | 4114-034-029 | MEKPONGSATORN SURADEJ COMPANY TRUST MEKPONGSATORN TRUST | 7241 W MANCHESTER | 15,769      | 15,769                       | \$366.23               | 4,589                       | 0                    | 4,589                        | \$149.60               | 150              | 150                        | \$448.52             | \$964.35                    |
| 72 | 4114-034-030 | BANK OF AMERICA TR                                      | 7225 W MANCHESTER | 5,130       | 5,130                        | \$119.14               | 4,442                       | 0                    | 4,442                        | \$144.81               | 179              | 179                        | \$535.24             | \$799.19                    |
| 73 | 4114-034-031 | BANK OF AMERICA TR                                      | 7231 W MANCHESTER | 5,250       | 5,250                        | \$121.93               | 0                           | 0                    | 0                            | \$0.00                 | 50               | 50                         | \$149.51             | \$271.44                    |
| 74 | 4114-034-032 | BANK OF AMERICA TR                                      | 7237 W MANCHESTER | 5,250       | 5,250                        | \$121.93               | 0                           | 0                    | 0                            | \$0.00                 | 50               | 50                         | \$149.51             | \$271.44                    |
| 75 | 4119-026-036 | MAM-HOTEL LINCOLN LLC                                   | 8639 LINCOLN      | 49,978      | 49,978                       | \$1,160.74             | 129,691                     | 0                    | 129,691                      | \$4,227.84             | 182              | 182                        | \$544.36             | \$5,932.93                  |
| 76 | 4119-026-038 | PLAYA LINCOLN LP  |                   | 218,817     | 218,817                      | \$5,082.02             | 73,971                      | 0                    | 73,971                       | \$2,411.40             | 883              | 883                        | \$2,640.30           | \$10,133.72                 |
| 77 | 4119-026-043 | NF Playa Del Oro LP                                     |                   | 213,444     | 213,444                      | \$4,957.23             | 34,678                      | 522,511              | 295,934                      | \$9,647.23             | 652              | 652                        | \$1,949.57           | \$16,554.04                 |
| 78 | 4119-026-044 | PLAYA MANCHESTER LP                                     |                   | 130,680     | 130,680                      | \$3,035.04             | 0                           | 0                    | 0                            | \$0.00                 | 512              | 512                        | \$1,530.95           | \$4,565.99                  |
| 79 | 4119-039-001 | OTIS ART INSTITUTE                                      | 9001 LINCOLN      | 17,424      | 17,424                       | \$404.67               | 7,582                       | 0                    | 7,582                        | \$247.17               | 411              | 411                        | \$1,228.95           | \$1,880.79                  |
| 80 | 4119-039-002 | OTIS ART INSTITUTE                                      | 9025 LINCOLN      | 89,734      | 89,734                       | \$2,084.07             | 38,311                      | 0                    | 38,311                       | \$1,248.91             | 475              | 475                        | \$1,420.32           | \$4,753.30                  |
| 81 | 4119-039-003 | OTIS ART INSTITUTE                                      | 9045 LINCOLN      | 88,427      | 88,427                       | \$2,053.72             | 98,908                      | 0                    | 98,908                       | \$3,224.33             | 855              | 855                        | \$2,556.57           | \$7,834.62                  |
| 82 | 4119-039-004 | EQR BETHANY VILLAGE VISTAS INC                          | 9400 LA TIJERA    | 189,486     | 189,486                      | \$4,400.81             | 0                           | 386,692              | 193,346                      | \$6,302.95             | 1670             | 1,670                      | \$4,993.54           | \$15,697.30                 |
|    |              | Zone 1 Totals   |                   | 1,407,133   | 1,407,133                    | \$32,680.63            | 547,893                     | 909,203              | 1,002,495                    | \$32,680.63            | 10,929           | 10,929                     | \$32,680.63          | \$98,041.90                 |
|    |              | Zone 2  |                   |             |                              |                        |                             |                      |                              |                        |                  |                            |                      |                             |
| 83 | 4122-022-927 | L A CITY  |                   | 1,120,363   | 1,120,363                    | \$2,302.78             | 79,493                      | 0                    | 79,493                       | \$9,346.86             | 3125             | 3,125                      | \$5,932.63           | \$17,582.26                 |
| 84 | 4122-022-930 | LOS ANGELES WORLD AIRWAYS (LAWA Golf)                   |                   | 3,832,409   | 3,832,409                    | \$7,877.07             | 3,046                       | 0                    | 3,046                        | \$358.15               | 1750             | 1,750                      | \$3,322.27           | \$11,557.50                 |
| 85 | 4122-022-931 | LOS ANGELES WORLD AIRWAYS (LAWA Day Care)               | 9320 LINCOLN      | 310,147     | 310,147                      | \$637.47               | 9,460                       | 0                    | 9,460                        | \$1,112.32             | 823              | 823                        | \$1,562.42           | \$3,312.20                  |
|    |              | Zone 2 Totals   |                   | 5,262,919   | 5,262,919                    | \$10,817.32            | 91,999                      | 0                    | 91,999                       | \$10,817.32            | 5,698            | 5,698                      | \$10,817.32          | \$32,451.97                 |
|    |              | Zone 3  |                   |             |                              |                        |                             |                      |                              |                        |                  |                            |                      |                             |
| 86 | 4113-026-007 | LOYOLA MARYMOUNT UNIVERSITY                             |                   | 762,736     | 762,736                      | \$10,768.66            | 553,847                     | 0                    | 553,847                      | \$10,768.66            | 1275             | 1,275                      | \$10,768.66          | \$32,305.97                 |
|    |              | Zone 3 Totals   |                   | 762,736     | 762,736                      | \$10,768.66            | 553,847                     | 0                    | 553,847                      | \$10,768.66            | 1,275            | 1,275                      | \$10,768.66          | \$32,305.97                 |
|    |              | Lincoln Village PBID Grand Totals                       |                   | 7,432,788   | 7,432,788                    | \$54,266.61            | 1,193,739                   | 909,203              | 1,648,341                    | \$54,266.61            | 17,902           | 17,902                     | \$54,266.61          | \$162,799.84                |

**Westchester Town Center Business Improvement District**  
**"LINCOLN VILLAGE ZONE"**  
**PROPERTY INFORMATION ASSESSMENTS**  
**Beginning January 1, 2019**

| # | APN | PROPERTY OWNER | SITE ADDRESS | LOT AREA SF | LOT AREA BENEFIT UNITS | LOT AREA ASSESSMENT | NON-RES IMP'T AREA SF | RES IMP'T AREA SF | IMP AREA BENEFIT UNITS | IMP AREA ASSESSMENT | STREET FRT FT | FRT FT BENEFIT UNITS | FRT FT ASSESSMENT | TOTAL ASSESSMENT 2019 |
|---|-----|----------------|--------------|-------------|------------------------|---------------------|-----------------------|-------------------|------------------------|---------------------|---------------|----------------------|-------------------|-----------------------|
|---|-----|----------------|--------------|-------------|------------------------|---------------------|-----------------------|-------------------|------------------------|---------------------|---------------|----------------------|-------------------|-----------------------|

| Zone 1 Assessment Spread Parameters |   |          |                      | Total Budget |           |
|-------------------------------------|---|----------|----------------------|--------------|-----------|
|                                     | Total Budget '=   | Budget   | Assessment Rates     | Zone 1 @     | \$98,042  |
|                                     | \$98,042  | %        |                      | Zone 2 @     | \$32,452  |
|                                     |   |          |                      | Zone 3 @     | \$32,306  |
|                                     |   |          |                      |              | \$162,800 |
| 33%                                 | Lot Area Factor =<br>Zone 1 Lot Area SF Rate  | \$32,681 | \$0.0232             |              |           |
| 33%                                 | Improvement Area Factor =<br>Zone 1 Improvement Area SF Rate<br>Zone 1 Improvement Area SF Rate (Residential) | \$32,681 | \$0.0326<br>\$0.0163 |              |           |
| 33%                                 | Street Frontage Factor<br>Zone 1 Street Frontage SF Rate  | \$32,681 | \$2.9901             |              |           |

| Zone 2 Assessment Spread Parameters |   |          |                      |
|-------------------------------------|---|----------|----------------------|
|                                     | Total Budget '=   | Budget   | Assessment Rates     |
|                                     | \$32,452  | %        |                      |
| 33%                                 | Lot Area Factor =<br>Zone 2 Lot Area SF Rate  | \$10,817 | \$0.0021             |
| 33%                                 | Improvement Area Factor =<br>Zone 2 Improvement Area SF Rate<br>Zone 2 Improvement Area SF Rate (Residential) | \$10,817 | \$0.1176<br>\$0.0588 |
| 33%                                 | Street Frontage Factor<br>Zone 2 Street Frontage SF Rate  | \$10,817 | \$1.8984             |

| Zone 3 Assessment Spread Parameters |   |          |                      |
|-------------------------------------|---|----------|----------------------|
|                                     | Total Budget '=   | Budget   | Assessment Rates     |
|                                     | \$32,306  | %        |                      |
| 33%                                 | Lot Area Factor =<br>Zone 3 Lot Area SF Rate  | \$10,769 | \$0.0141             |
| 33%                                 | Improvement Area Factor =<br>Zone 3 Improvement Area SF Rate<br>Zone 3 Improvement Area SF Rate (Residential) | \$10,769 | \$0.0194<br>\$0.0097 |
| 33%                                 | Street Frontage Factor<br>Zone 3 Street Frontage SF Rate  | \$10,769 | \$8.4460             |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2013**

| #                                | APN          | PROPERTY OWNER   | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|----------------------------------|--------------|--|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| <b>Zone 1 Fairfax to La Brea</b> |              |  |                |                              |                        |                  |                              |                        |                   |                           |                            |                      |                             |            |
| 1                                | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                  | 14,636         | 14,636                       | \$2,103.54             | 7,629            | 7,629                        | \$1,413.58             | 133               | 110.00                    | 243                        | \$2,111.09           | \$5,628.21                  | 1.16%      |
| 2                                | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                    | 10,411         | 10,411                       | \$1,496.30             | 2,008            | 2,008                        | \$372.06               | 105               | 101.00                    | 206                        | \$1,789.65           | \$3,658.02                  | 0.75%      |
| 3                                | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                | 5,924          | 5,924                        | \$851.42               | 8,913            | 8,913                        | \$1,651.50             | 54                | 110.00                    | 164                        | \$1,425.29           | \$3,928.21                  | 0.81%      |
| 4                                | 5525-011-013 | HAGER DAVID AND JUDITH                                     | 4,400          | 4,400                        | \$632.38               | 4,600            | 4,600                        | \$852.34               | 40                |                           | 40                         | \$347.50             | \$1,832.23                  | 0.38%      |
| 5                                | 5525-011-015 | STERN MIKE AND DENISE                                      | 4,400          | 4,400                        | \$632.38               | 2,272            | 2,272                        | \$420.98               | 40                |                           | 40                         | \$347.50             | \$1,400.87                  | 0.29%      |
| 6                                | 5525-011-016 | STERN MIKE AND DENISE                                      | 4,400          | 4,400                        | \$632.38               | 2,400            | 2,400                        | \$444.70               | 40                |                           | 40                         | \$347.50             | \$1,424.59                  | 0.29%      |
| 7                                | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST              | 5,053          | 5,053                        | \$726.23               | 3,756            | 3,756                        | \$695.95               | 46                |                           | 46                         | \$399.63             | \$1,821.82                  | 0.37%      |
| 8                                | 5525-011-034 | KREGLER ETEKA M TRUST ETEKA M KREGLER TRUST                | 5,271          | 5,271                        | \$757.57               | 1,462            | 1,462                        | \$270.90               | 48                | 110.00                    | 158                        | \$1,373.17           | \$2,401.63                  | 0.49%      |
| 9                                | 5525-011-035 | 7213 MELROSE LLC   | 4,400          | 4,400                        | \$632.38               | 2,272            | 2,272                        | \$420.98               | 40                |                           | 40                         | \$347.50             | \$1,400.87                  | 0.29%      |
| 10                               | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                               | 5,924          | 5,924                        | \$851.42               | 12,240           | 12,240                       | \$2,267.96             | 54                | 110.00                    | 164                        | \$1,428.33           | \$4,547.71                  | 0.94%      |
| 11                               | 5525-012-011 | KERMANI BENJAMIN   | 4,400          | 4,400                        | \$632.38               | 2,855            | 2,855                        | \$529.01               | 40                |                           | 40                         | \$347.50             | \$1,508.89                  | 0.31%      |
| 12                               | 5525-012-012 | 7261 MELROSE AVENUE LLC                                    | 4,400          | 4,400                        | \$632.38               | 3,904            | 3,904                        | \$723.38               | 40                |                           | 40                         | \$347.50             | \$1,703.26                  | 0.35%      |
| 13                               | 5525-012-013 | 7265 MELROSE AVENUE LLC                                    | 4,400          | 4,400                        | \$632.38               | 3,960            | 3,960                        | \$733.75               | 40                |                           | 40                         | \$347.50             | \$1,713.64                  | 0.35%      |
| 14                               | 5525-012-014 | WERKOW STEVEN A ET AL                                      | 4,400          | 4,400                        | \$632.38               | 4,000            | 4,000                        | \$741.16               | 40                |                           | 40                         | \$347.50             | \$1,721.05                  | 0.35%      |
| 15                               | 5525-012-029 | BEHNU LP   | 9,780          | 9,780                        | \$1,405.61             | 4,190            | 4,190                        | \$776.37               | 90                | 103.00                    | 193                        | \$1,676.71           | \$3,858.69                  | 0.79%      |
| 16                               | 5525-013-002 | 1040 N WESTERN LLC   | 4,400          | 4,400                        | \$632.38               | 4,240            | 4,240                        | \$785.63               | 40                |                           | 40                         | \$347.50             | \$1,765.52                  | 0.36%      |
| 17                               | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                 | 4,400          | 4,400                        | \$632.38               | 3,200            | 3,200                        | \$592.93               | 40                |                           | 40                         | \$347.50             | \$1,572.82                  | 0.32%      |
| 18                               | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                 | 4,400          | 4,400                        | \$632.38               | 6,008            | 6,008                        | \$1,113.23             | 40                |                           | 40                         | \$347.50             | \$2,093.12                  | 0.43%      |
| 19                               | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                   | 4,400          | 4,400                        | \$632.38               | 3,904            | 3,904                        | \$723.38               | 40                |                           | 40                         | \$347.50             | \$1,703.26                  | 0.35%      |
| 20                               | 5525-013-027 | GROUNDINGS CORPORATION                                     | 5,576          | 5,576                        | \$801.40               | 4,843            | 4,843                        | \$897.36               | 52                | 105.00                    | 157                        | \$1,363.96           | \$3,062.72                  | 0.63%      |
| 21                               | 5525-013-028 | SIP 4500 LLC   | 9,990          | 9,990                        | \$1,435.80             | 11,368           | 11,368                       | \$2,106.39             | 90                | 113.00                    | 203                        | \$1,763.59           | \$5,305.77                  | 1.09%      |
| 22                               | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                        | 4,400          | 4,400                        | \$632.38               | 2,054            | 2,054                        | \$380.59               | 40                |                           | 40                         | \$347.50             | \$1,360.48                  | 0.28%      |
| 23                               | 5525-014-003 | N AND H PARTNERS LLC                                       | 4,400          | 4,400                        | \$632.38               | 2,081            | 2,081                        | \$385.59               | 40                |                           | 40                         | \$347.50             | \$1,365.48                  | 0.28%      |
| 24                               | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                       | 4,400          | 4,400                        | \$632.38               | 4,280            | 4,280                        | \$793.05               | 40                |                           | 40                         | \$347.50             | \$1,772.93                  | 0.36%      |
| 25                               | 5525-014-005 | SANDO PLACE LLC  | 4,400          | 4,400                        | \$632.38               | 3,200            | 3,200                        | \$592.93               | 40                |                           | 40                         | \$347.50             | \$1,572.82                  | 0.32%      |
| 26                               | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                  | 10,324         | 10,324                       | \$1,483.80             | 6,226            | 6,226                        | \$1,153.62             | 94                | 110.00                    | 204                        | \$1,772.80           | \$4,410.22                  | 0.91%      |
| 27                               | 5525-014-027 | 7200 MELROSE LLC   | 5,828          | 5,828                        | \$837.62               | 5,241            | 5,241                        | \$971.11               | 90                | 113.00                    | 203                        | \$1,763.59           | \$3,572.32                  | 0.73%      |
| 28                               | 5525-015-001 | 7150 MELROSE LLC   | 10,106         | 10,106                       | \$1,452.47             | 5,488            | 5,488                        | \$1,016.88             | 92                | 110.00                    | 202                        | \$1,755.33           | \$4,224.68                  | 0.87%      |
| 29                               | 5525-015-002 | FADLON ASHER AND CARMELA                                   | 4,400          | 4,400                        | \$632.38               | 4,000            | 4,000                        | \$741.16               | 40                |                           | 40                         | \$347.50             | \$1,721.05                  | 0.35%      |
| 30                               | 5525-015-003 | 7 MELROSE LLC  | 4,400          | 4,400                        | \$632.38               | 6,008            | 6,008                        | \$1,113.23             | 40                |                           | 40                         | \$347.50             | \$2,093.12                  | 0.43%      |
| 31                               | 5525-015-004 | ONE WAY REAL ESTATE LLC                                    | 4,400          | 4,400                        | \$632.38               | 2,400            | 2,400                        | \$444.70               | 40                |                           | 40                         | \$347.50             | \$1,424.59                  | 0.29%      |
| 32                               | 5525-015-024 | 7174 MELROSE AVENUE LLC                                    | 5,502          | 5,502                        | \$790.77               | 4,645            | 4,645                        | \$860.68               | 48                | 103.00                    | 151                        | \$1,311.83           | \$2,963.27                  | 0.61%      |
| 33                               | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                       | 10,585         | 10,585                       | \$1,521.31             | 240              | 240                          | \$44.47                | 96                | 103.00                    | 199                        | \$1,728.84           | \$3,294.62                  | 0.68%      |
| 34                               | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                       | 5,358          | 5,358                        | \$770.07               | 5,350            | 5,350                        | \$991.31               | 50                |                           | 50                         | \$434.38             | \$2,195.76                  | 0.45%      |
| 35                               | 5525-016-009 | JORDAN EDD M   | 4,400          | 4,400                        | \$632.38               | 3,459            | 3,459                        | \$640.92               | 40                |                           | 40                         | \$347.50             | \$1,620.81                  | 0.33%      |
| 36                               | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS               | 6,926          | 6,926                        | \$995.43               | 4,744            | 4,744                        | \$879.02               | 63                | 110.00                    | 173                        | \$1,498.96           | \$3,373.41                  | 0.69%      |
| 37                               | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                           | 11,021         | 11,021                       | \$1,583.98             | 4,063            | 4,063                        | \$752.84               | 100               | 110.00                    | 210                        | \$1,824.40           | \$4,161.21                  | 0.86%      |
| 38                               | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                 | 5,401          | 5,401                        | \$776.25               | 6,587            | 6,587                        | \$1,220.51             | 49                | 110.00                    | 159                        | \$1,283.07           | \$3,379.83                  | 0.70%      |
| 39                               | 5526-008-026 | GROUNDINGS   | 5,401          | 5,401                        | \$776.25               | 4,900            | 4,900                        | \$907.93               | 49                |                           | 49                         | \$425.69             | \$2,109.87                  | 0.43%      |
| 40                               | 5526-008-028 | MELROSE ASPIRATIONS LLC                                    | 10,530         | 10,530                       | \$1,513.41             | 10,911           | 10,911                       | \$2,021.71             | 96                |                           | 96                         | \$831.67             | \$4,366.78                  | 0.90%      |
| 41                               | 5526-009-002 | 7361 MELROSE AVENUE LLC                                    | 4,400          | 4,400                        | \$632.38               | 6,240            | 6,240                        | \$1,156.22             | 40                |                           | 40                         | \$347.50             | \$2,136.10                  | 0.44%      |
| 42                               | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 4,400          | 4,400                        | \$632.38               | 2,960            | 2,960                        | \$548.46               | 40                |                           | 40                         | \$347.50             | \$1,528.35                  | 0.31%      |
| 43                               | 5526-009-025 | COLABELLA PROPERTIES                                       | 4,400          | 4,400                        | \$632.38               | 3,840            | 3,840                        | \$711.52               | 40                |                           | 40                         | \$347.50             | \$1,691.40                  | 0.35%      |
| 44                               | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                  | 4,400          | 4,400                        | \$632.38               | 3,240            | 3,240                        | \$600.34               | 40                |                           | 40                         | \$347.50             | \$1,580.23                  | 0.33%      |
| 45                               | 5526-009-027 | WINETT KENNETH R TRUST                                     | 9,365          | 9,365                        | \$1,345.97             | 8,006            | 8,006                        | \$1,483.44             | 85                | 110.00                    | 195                        | \$1,690.70           | \$4,520.11                  | 0.93%      |
| 46                               | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST              | 8,939          | 8,939                        | \$1,284.74             | 6,072            | 6,072                        | \$1,125.09             | 81                | 103.00                    | 184                        | \$1,598.52           | \$4,008.35                  | 0.82%      |
| 47                               | 5526-010-001 | JEBEIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 8,799          | 8,799                        | \$1,264.62             | 5,280            | 5,280                        | \$978.34               | 80                | 110.00                    | 190                        | \$1,650.91           | \$3,893.87                  | 0.80%      |
| 48                               | 5526-010-002 | JEBEIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 4,400          | 4,400                        | \$632.38               | 5,125            | 5,125                        | \$949.62               | 40                |                           | 40                         | \$347.50             | \$1,929.59                  | 0.40%      |
| 49                               | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 4,400          | 4,400                        | \$632.38               | 4,194            | 4,194                        | \$777.11               | 40                |                           | 40                         | \$347.50             | \$1,757.08                  | 0.36%      |
| 50                               | 5526-010-025 | BRS LLC  | 4,400          | 4,400                        | \$632.38               | 2,000            | 2,000                        | \$370.58               | 40                |                           | 40                         | \$347.50             | \$1,350.56                  | 0.28%      |
| 51                               | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                        | 4,400          | 4,400                        | \$632.38               | 2,635            | 2,635                        | \$488.24               | 40                |                           | 40                         | \$347.50             | \$1,468.22                  | 0.30%      |
| 52                               | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                             | 4,400          | 4,400                        | \$632.38               | 1,592            | 1,592                        | \$294.98               | 40                | 110.00                    | 150                        | \$1,303.32           | \$2,230.68                  | 0.46%      |
| 53                               | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                 | 4,400          | 4,400                        | \$632.38               | 4,210            | 4,210                        | \$780.08               | 40                |                           | 40                         | \$347.50             | \$1,760.05                  | 0.36%      |
| 54                               | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                 | 8,799          | 8,799                        | \$1,264.62             | 14,140           | 14,140                       | \$2,620.01             | 80                | 110.00                    | 190                        | \$1,651.00           | \$5,535.63                  | 1.14%      |
| 55                               | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST         | 4,530          | 4,530                        | \$651.07               | 2,688            | 2,688                        | \$498.06               | 41                |                           | 41                         | \$359.58             | \$1,508.71                  | 0.31%      |
| 56                               | 5526-011-024 | 7449 MELROSE LLC   | 4,113          | 4,113                        | \$591.13               | 4,134            | 4,134                        | \$765.99               | 37                | 110.00                    | 147                        | \$1,280.47           | \$2,637.60                  | 0.54%      |
| 57                               | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUCH H                     | 4,966          | 4,966                        | \$713.73               | 3,680            | 3,680                        | \$681.87               | 45                |                           | 45                         | \$394.33             | \$1,789.93                  | 0.37%      |
| 58                               | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 4,400          | 4,400                        | \$632.38               | 2,257            | 2,257                        | \$418.20               | 40                |                           | 40                         | \$347.50             | \$1,398.18                  | 0.29%      |
| 59                               | 5526-012-025 | JOLIE MELROSE LLC  | 4,400          | 4,400                        | \$632.38               | 1,730            | 1,730                        | \$320.55               | 40                |                           | 40                         | \$347.50             | \$1,300.53                  | 0.27%      |
| 60                               | 5526-012-026 | HERSON PROPERTIES LLC                                      | 4,400          | 4,400                        | \$632.38               | 5,349            | 5,349                        | \$991.12               | 40                |                           | 40                         | \$347.68             | \$1,971.18                  | 0.41%      |
| 61                               | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 5,489          | 5,489                        | \$788.90               | 3,907            | 3,907                        | \$723.93               | 50                | 110.00                    | 160                        | \$1,390.19           | \$2,903.02                  | 0.60%      |
| 62                               | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 2,701          | 2,701                        | \$388.20               | 2,032            | 2,032                        | \$376.51               | 30                | 30.00                     | 30                         | \$260.63             | \$1,025.34                  | 0.21%      |
| 63                               | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 6,826          | 6,826                        | \$981.06               | 3,794            | 3,794                        | \$702.99               | 83                | 73.00                     | 156                        | \$1,355.27           | \$3,039.32                  | 0.63%      |
| 64                               | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 5,489          | 5,489                        | \$788.90               | 6,763            | 6,763                        | \$1,253.12             | 50                | 110.00                    | 160                        | \$1,387.59           | \$3,429.61                  | 0.71%      |
| 65                               | 5526-013-002 | BLITZ RICHARD COMPANY TRUST BLITZ FAMILY TRUST             | 4,400          | 4,400                        | \$632.38               | 3,866            | 3,866                        | \$716.33               | 40                |                           | 40                         | \$347.68             | \$1,696.40                  | 0.35%      |
| 66                               | 5526-013-003 | 7561 MELROSE LLC   | 4,400          | 4,400                        | \$632.38               | 2,800            | 2,800                        | \$518.81               | 40                |                           | 40                         | \$347.50             | \$1,498.79                  | 0.31%      |
| 67                               | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                       | 4,400          | 4,400                        | \$632.38               | 3,600            | 3,600                        | \$667.05               | 40                |                           | 40                         | \$347.50             | \$1,647.02                  | 0.34%      |
| 68                               | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC             | 4,400          | 4,400                        | \$632.38               | 3,680            | 3,680                        | \$681.87               | 40                |                           | 40                         | \$347.68             | \$1,661.93                  | 0.34%      |
| 69                               | 5526-013-025 | 7575 MELROSE INVESTMENTS LP                                | 5,489          | 5,489                        | \$788.90               | 7,397            | 7,397                        | \$1,370.60             | 50                | 110.00                    | 160                        | \$1,390.19           | \$3,549.69                  | 0.73%      |
| 70                               | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN        | 7,971          | 7,971                        | \$1,145.62             | 5,400            | 5,400                        | \$1,000.57             | 90                | 110.00                    | 200                        | \$1,737.87           | \$3,884.06                  | 0.80%      |
| 71                               | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                               | 4,400          | 4,400                        | \$632.38               | 3,840            | 3,840                        | \$711.52               | 40                |                           | 40                         | \$347.50             | \$1,691.49                  | 0.35%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2013**

| #   | APN          | PROPERTY OWNER   | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----|--------------|--|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND        | 4,400          | 4,400                        | \$632.38               | 4,800            | 4,800                        | \$889.40               | 40                |                           | 40                         | \$347.68             | \$1,869.46                  | 0.38%      |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                | 5,350          | 5,350                        | \$768.92               | 3,474            | 3,474                        | \$643.70               | 50                | 107.00                    | 157                        | \$1,364.13           | \$2,776.75                  | 0.57%      |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                             | 6,199          | 6,199                        | \$890.94               | 4,200            | 4,200                        | \$778.22               | 40                |                           | 40                         | \$347.59             | \$2,016.75                  | 0.41%      |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                       | 4,400          | 4,400                        | \$632.38               | 3,800            | 3,800                        | \$704.11               | 40                |                           | 40                         | \$347.59             | \$1,684.08                  | 0.35%      |
| 76  | 5526-015-025 | MELROSE RENTALS LLC                                      | 4,400          | 4,400                        | \$632.38               | 2,400            | 2,400                        | \$444.70               | 40                |                           | 40                         | \$347.59             | \$1,424.67                  | 0.29%      |
| 77  | 5526-015-026 | MONTE NAPOLEONE INC                                      | 4,400          | 4,400                        | \$632.38               | 4,000            | 4,000                        | \$741.16               | 40                |                           | 40                         | \$347.68             | \$1,721.23                  | 0.35%      |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                               | 5,500          | 5,500                        | \$790.48               | 2,304            | 2,304                        | \$426.91               | 50                | 110.00                    | 160                        | \$1,390.19           | \$2,607.58                  | 0.54%      |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR   | 9,278          | 9,278                        | \$1,333.47             | 14,626           | 14,626                       | \$2,710.07             | 85                | 102.00                    | 187                        | \$1,624.58           | \$5,668.12                  | 1.17%      |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST    | 9,888          | 9,888                        | \$1,421.14             | 5,681            | 5,681                        | \$1,052.64             | 90                | 110.00                    | 200                        | \$1,737.87           | \$4,211.65                  | 0.87%      |
| 81  | 5526-016-002 | SIDON INC  | 4,400          | 4,400                        | \$632.38               | 3,600            | 3,600                        | \$667.05               | 40                |                           | 40                         | \$347.59             | \$1,647.02                  | 0.34%      |
| 82  | 5526-016-025 | FISCH PROPERTIES LP                                      | 4,400          | 4,400                        | \$632.38               | 3,600            | 3,600                        | \$667.05               | 40                |                           | 40                         | \$347.59             | \$1,647.02                  | 0.34%      |
| 83  | 5526-016-028 | FISCH PROPERTIES LP                                      | 9,888          | 9,888                        | \$1,421.14             | 5,205            | 5,205                        | \$964.44               | 90                | 110.00                    | 200                        | \$1,737.87           | \$4,123.45                  | 0.85%      |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                   | 10,454         | 10,454                       | \$1,502.48             | 5,292            | 5,292                        | \$980.56               | 90                | 110.00                    | 200                        | \$1,737.52           | \$4,220.57                  | 0.87%      |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                | 17,860         | 17,860                       | \$2,566.90             | 15,546           | 15,546                       | \$2,880.53             | 163               | 103.00                    | 266                        | \$2,310.91           | \$7,758.34                  | 1.60%      |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 3,528          | 3,528                        | \$507.06               | 2,990            | 2,990                        | \$554.02               | 32                |                           | 32                         | \$278.79             | \$1,339.86                  | 0.28%      |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 4,617          | 4,617                        | \$663.57               | 1,760            | 1,760                        | \$326.11               | 40                |                           | 40                         | \$347.68             | \$1,337.36                  | 0.28%      |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 4,617          | 4,617                        | \$663.57               | 4,559            | 4,559                        | \$844.74               | 40                |                           | 40                         | \$347.68             | \$1,855.99                  | 0.38%      |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                    | 9,017          | 9,017                        | \$1,295.95             | 5,995            | 5,995                        | \$1,110.82             | 82                | 110.00                    | 192                        | \$1,668.80           | \$4,075.58                  | 0.84%      |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                       | 5,236          | 5,236                        | \$752.54               | 5,637            | 5,637                        | \$1,044.49             | 46                | 103.00                    | 149                        | \$1,294.46           | \$3,091.48                  | 0.64%      |
| 91  | 5526-019-001 | JANCOS JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCOS TR | 8,799          | 8,799                        | \$1,264.62             | 12,410           | 12,410                       | \$2,299.46             | 80                | 110.00                    | 190                        | \$1,650.91           | \$5,214.99                  | 1.07%      |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                              | 4,400          | 4,400                        | \$632.38               | 1,844            | 1,844                        | \$341.68               | 40                |                           | 40                         | \$347.59             | \$1,321.65                  | 0.27%      |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                              | 4,400          | 4,400                        | \$632.38               | 4,020            | 4,020                        | \$744.87               | 40                |                           | 40                         | \$347.59             | \$1,724.84                  | 0.35%      |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                              | 4,400          | 4,400                        | \$632.38               | 3,411            | 3,411                        | \$632.03               | 40                |                           | 40                         | \$347.59             | \$1,612.00                  | 0.33%      |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                | 8,799          | 8,799                        | \$1,264.62             | 6,966            | 6,966                        | \$1,290.74             | 80                | 110.00                    | 190                        | \$1,650.91           | \$4,206.27                  | 0.87%      |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                  | 4,950          | 4,950                        | \$711.43               | 2,352            | 2,352                        | \$435.80               | 45                | 110.00                    | 155                        | \$1,343.28           | \$2,490.51                  | 0.51%      |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                               | 4,400          | 4,400                        | \$632.38               | 3,920            | 3,920                        | \$726.34               | 40                |                           | 40                         | \$347.50             | \$1,706.23                  | 0.35%      |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST      | 4,400          | 4,400                        | \$632.38               | 3,510            | 3,510                        | \$650.37               | 40                |                           | 40                         | \$347.50             | \$1,630.26                  | 0.34%      |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                     | 4,400          | 4,400                        | \$632.38               | 3,808            | 3,808                        | \$705.59               | 40                |                           | 40                         | \$347.50             | \$1,685.48                  | 0.35%      |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                    | 8,800          | 8,800                        | \$1,264.77             | 6,000            | 6,000                        | \$1,111.75             | 80                |                           | 80                         | \$695.01             | \$3,071.52                  | 0.63%      |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                               | 9,365          | 9,365                        | \$1,345.97             | 6,536            | 6,536                        | \$1,211.06             | 85                | 110.00                    | 195                        | \$1,690.70           | \$4,247.73                  | 0.87%      |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7,362          | 7,362                        | \$1,058.09             | 7,370            | 7,370                        | \$1,365.59             | 67                | 110.00                    | 177                        | \$1,539.71           | \$3,963.39                  | 0.82%      |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 4,400          | 4,400                        | \$632.38               | 3,620            | 3,620                        | \$670.75               | 40                |                           | 40                         | \$347.50             | \$1,650.64                  | 0.34%      |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS              | 5,184          | 5,184                        | \$745.06               | 5,170            | 5,170                        | \$957.95               | 47                |                           | 47                         | \$405.97             | \$2,108.99                  | 0.43%      |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKORMAN FAMILY ENTERP  | 4,269          | 4,269                        | \$613.56               | 3,520            | 3,520                        | \$652.22               | 40                |                           | 40                         | \$347.50             | \$1,613.28                  | 0.33%      |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST      | 11,021         | 11,021                       | \$1,583.98             | 7,865            | 7,865                        | \$1,457.31             | 100               | 110.00                    | 210                        | \$1,824.40           | \$4,865.69                  | 1.00%      |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                      | 5,800          | 5,800                        | \$833.60               | 4,014            | 4,014                        | \$743.76               | 44                | 131.00                    | 175                        | \$1,521.90           | \$3,099.25                  | 0.64%      |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLA   | 5,184          | 5,184                        | \$745.06               | 4,400            | 4,400                        | \$815.28               | 40                |                           | 40                         | \$347.59             | \$1,907.93                  | 0.39%      |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                              | 5,140          | 5,140                        | \$738.74               | 7,316            | 7,316                        | \$1,355.59             | 40                |                           | 40                         | \$347.59             | \$2,441.92                  | 0.50%      |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                       | 5,140          | 5,140                        | \$738.74               | 2,850            | 2,850                        | \$528.08               | 40                |                           | 40                         | \$347.68             | \$1,614.50                  | 0.33%      |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                  | 11,220         | 11,220                       | \$1,612.58             | 286              | 286                          | \$52.99                | 90                | 127.00                    | 217                        | \$1,885.65           | \$3,551.22                  | 0.73%      |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                               | 4,966          | 4,966                        | \$713.73               | 6,400            | 6,400                        | \$1,185.86             | 40                |                           | 40                         | \$347.68             | \$2,247.27                  | 0.46%      |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                | 6,040          | 6,040                        | \$868.09               | 2,622            | 2,622                        | \$485.83               | 46                | 122.00                    | 168                        | \$1,459.52           | \$2,813.44                  | 0.58%      |
| 114 | 5527-008-026 | 499 CANON LLC  | 5,937          | 5,937                        | \$853.29               | 6,954            | 6,954                        | \$1,288.51             | 130               | 44.00                     | 174                        | \$1,511.65           | \$3,653.45                  | 0.75%      |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR     | 10,097         | 10,097                       | \$1,451.17             | 8,937            | 8,937                        | \$1,655.95             |                   | 79.00                     | 79                         | \$686.32             | \$3,793.44                  | 0.78%      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST          | 4,879          | 4,879                        | \$701.23               | 1,610            | 1,610                        | \$298.32               | 40                |                           | 40                         | \$347.68             | \$1,347.22                  | 0.28%      |
| 117 | 5527-009-012 | FADLON ISACK   | 4,792          | 4,792                        | \$688.72               | 0                | 0                            | \$0.00                 | 40                |                           | 40                         | \$347.68             | \$1,036.40                  | 0.21%      |
| 118 | 5527-009-013 | FADLON ISACK   | 4,835          | 4,835                        | \$694.90               | 7,890            | 7,890                        | \$1,461.95             | 40                |                           | 40                         | \$347.68             | \$2,504.53                  | 0.52%      |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST              | 3,572          | 3,572                        | \$513.38               | 2,152            | 2,152                        | \$398.75               | 30                | 119.00                    | 149                        | \$1,296.02           | \$2,208.15                  | 0.45%      |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                 | 7,144          | 7,144                        | \$1,026.76             | 4,176            | 4,176                        | \$773.78               | 60                |                           | 60                         | \$520.13             | \$2,320.66                  | 0.48%      |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                      | 8,189          | 8,189                        | \$1,176.95             | 8,358            | 8,358                        | \$1,548.66             |                   | 92.00                     | 92                         | \$799.26             | \$3,524.87                  | 0.73%      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                 | 2,701          | 2,701                        | \$388.20               | 4,740            | 4,740                        | \$878.28               | 90                | 30.00                     | 120                        | \$1,042.95           | \$2,309.42                  | 0.48%      |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                        | 10,367         | 10,367                       | \$1,489.98             | 7,852            | 7,852                        | \$1,454.90             | 90                | 115.00                    | 205                        | \$1,781.40           | \$4,726.28                  | 0.97%      |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                   | 4,661          | 4,661                        | \$669.89               | 5,506            | 5,506                        | \$1,020.21             | 40                |                           | 40                         | \$347.68             | \$2,037.79                  | 0.42%      |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                      | 4,661          | 4,661                        | \$669.89               | 4,240            | 4,240                        | \$785.63               | 40                |                           | 40                         | \$347.68             | \$1,803.21                  | 0.37%      |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                 | 4,661          | 4,661                        | \$669.89               | 3,338            | 3,338                        | \$618.50               | 40                |                           | 40                         | \$347.68             | \$1,636.07                  | 0.34%      |
| 127 | 5527-010-013 | GOLBARI LLC  | 5,881          | 5,881                        | \$845.24               | 8,160            | 8,160                        | \$1,511.97             | 50                | 118.00                    | 168                        | \$1,459.78           | \$3,816.99                  | 0.79%      |
| 128 | 5527-011-005 | MELFAX HOLDINGS LLC                                      | 3,645          | 3,645                        | \$523.87               | 3,600            | 3,600                        | \$667.05               | 31                | 102.00                    | 133                        | \$1,155.45           | \$2,346.37                  | 0.48%      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                           | 8,102          | 8,102                        | \$1,164.45             | 1,000            | 1,000                        | \$185.29               | 71                | 110.00                    | 181                        | \$1,572.46           | \$2,922.20                  | 0.60%      |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                    | 8,610          | 8,610                        | \$1,237.46             | 1,000            | 1,000                        | \$185.29               | 80                |                           | 80                         | \$695.36             | \$2,118.11                  | 0.44%      |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 9,801          | 9,801                        | \$1,408.63             | 6,256            | 6,256                        | \$1,159.18             | 89                | 110.00                    | 199                        | \$1,725.54           | \$4,293.35                  | 0.88%      |
| 132 | 5527-022-002 | K G MELROSE PROPERTIES LLC                               | 2,222          | 2,222                        | \$319.35               | 1,710            | 1,710                        | \$316.85               | 20                |                           | 20                         | \$169.93             | \$806.13                    | 0.17%      |
| 133 | 5527-022-025 | K G MELROSE PROPERTIES LLC                               | 3,311          | 3,311                        | \$475.87               | 1,600            | 1,600                        | \$296.47               | 30                |                           | 30                         | \$264.80             | \$1,037.13                  | 0.21%      |
| 134 | 5527-022-026 | K G MELROSE PROPERTIES LLC                               | 3,311          | 3,311                        | \$475.87               | 2,550            | 2,550                        | \$472.49               | 30                |                           | 30                         | \$260.63             | \$1,208.99                  | 0.25%      |
| 135 | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                             | 9,801          | 9,801                        | \$1,408.63             | 6,160            | 6,160                        | \$1,141.39             | 89                | 110.00                    | 199                        | \$1,725.54           | \$4,275.56                  | 0.88%      |
| 136 | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES RO     | 4,400          | 4,400                        | \$632.38               | 3,560            | 3,560                        | \$659.64               | 40                |                           | 40                         | \$347.68             | \$1,639.70                  | 0.34%      |
| 137 | 5527-023-025 | D A D E S INC  | 4,400          | 4,400                        | \$632.38               | 2,400            | 2,400                        | \$444.70               | 40                |                           | 40                         | \$347.68             | \$1,424.76                  | 0.29%      |
| 138 | 5527-023-026 | YOUNG ISRAEL OF L A                                      | 9,583          | 9,583                        | \$1,377.30             | 3,611            | 3,611                        | \$669.09               | 87                | 110.00                    | 197                        | \$1,712.42           | \$3,758.80                  | 0.77%      |
| 139 | 5527-023-029 | 7650 MELROSE LLC   | 9,500          | 9,500                        | \$1,365.37             | 13,590           | 13,590                       | \$2,518.10             | 83                | 103.00                    | 186                        | \$1,615.90           | \$5,499.37                  | 1.13%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2013**

| #                                | APN          | PROPERTY OWNER                                      | LOT AREA<br>SF   | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total     |
|----------------------------------|--------------|---|------------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|----------------|
| <b>Zone 1 E/O La Brea</b>        |              |   |                  |                              |                        |                  |                              |                        |                   |                           |                            |                      |                             |                |
| 140                              | 5524-013-022 | 6721 MELROSE PROPERTY LLC                           | 7,057            | 7,057                        | \$1,014.26             | 3,046            | 3,046                        | \$564.40               | 80                | 89.00                     | 169                        | \$1,468.21           | \$3,046.86                  | 0.63%          |
| 141                              | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            | 3,528            | 3,528                        | \$507.06               | 3,194            | 3,194                        | \$591.82               | 40                |                           | 40                         | \$347.50             | \$1,446.38                  | 0.30%          |
| 142                              | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            | 3,528            | 3,528                        | \$507.06               | 1,820            | 1,820                        | \$337.23               | 40                |                           | 40                         | \$347.50             | \$1,191.79                  | 0.25%          |
| 143                              | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED   | 6,800            | 6,800                        | \$977.32               | 2,880            | 2,880                        | \$533.64               | 76                | 81.00                     | 157                        | \$1,363.96           | \$2,874.91                  | 0.59%          |
| 144                              | 5524-014-021 | <b>KORY ROBERT B TRUST LORCO TRUST</b>              | 3,440            | 3,440                        | \$494.41               | 3,400            | 3,400                        | \$629.99               | 40                | 89.00                     | 129                        | \$1,120.70           | \$2,245.10                  | 0.46%          |
| 145                              | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                       | 3,572            | 3,572                        | \$513.38               | 2,800            | 2,800                        | \$518.81               | 40                |                           | 40                         | \$347.50             | \$1,379.70                  | 0.28%          |
| 146                              | 5524-014-023 | MADISON RENTALS WEST LLC                            | 1,786            | 1,786                        | \$256.69               | 2,560            | 2,560                        | \$474.34               | 20                |                           | 20                         | \$173.75             | \$904.79                    | 0.19%          |
| 147                              | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST | 11,837           | 11,837                       | \$1,701.25             | 6,000            | 6,000                        | \$1,111.75             | 129               | 73.00                     | 202                        | \$1,754.90           | \$4,567.90                  | 0.94%          |
| 148                              | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIKJIAN SONIA           | 8,799            | 8,799                        | \$1,264.62             | 3,116            | 3,116                        | \$577.37               | 80                | 110.00                    | 190                        | \$1,650.65           | \$3,492.64                  | 0.72%          |
| 149                              | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST      | 8,799            | 8,799                        | \$1,264.62             | 6,980            | 6,980                        | \$1,293.33             | 80                |                           | 80                         | \$695.01             | \$3,252.96                  | 0.67%          |
| 150                              | 5524-015-003 | SOLANA INDUSTRIES LLC                               | 8,799            | 8,799                        | \$1,264.62             | 8,240            | 8,240                        | \$1,526.80             | 80                | 110.00                    | 190                        | \$1,650.65           | \$4,442.07                  | 0.91%          |
| 151                              | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                  | 8,799            | 8,799                        | \$1,264.62             | 3,373            | 3,373                        | \$624.99               | 80                | 110.00                    | 190                        | \$1,650.65           | \$3,540.26                  | 0.73%          |
| 152                              | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST    | 4,400            | 4,400                        | \$632.38               | 6,560            | 6,560                        | \$1,215.51             | 40                |                           | 40                         | \$347.50             | \$2,195.40                  | 0.45%          |
| 153                              | 5524-016-020 | HOPE LUTHERAN CHURCH INC                            | 12,188           | 12,188                       | \$1,751.70             | 14,751           | 14,751                       | \$2,733.23             | 111               | 103.00                    | 214                        | \$1,855.72           | \$6,340.65                  | 1.30%          |
| 154                              | 5524-017-001 | MELHAM LLC  | 13,803           | 13,803                       | \$1,983.81             | 13,981           | 13,981                       | \$2,590.55             | 128               | 110.00                    | 238                        | \$2,068.78           | \$6,643.15                  | 1.37%          |
| 155                              | 5524-017-002 | 6614 MELROSE PARTNERS LLC                           | 4,400            | 4,400                        | \$632.38               | 4,120            | 4,120                        | \$763.40               | 40                |                           | 40                         | \$347.50             | \$1,743.29                  | 0.36%          |
| 156                              | 5524-017-019 | <b>6620 MELROSE LLC</b>                             | 5,837            | 5,837                        | \$838.91               | 3,180            | 3,180                        | \$589.23               | 53                |                           | 53                         | \$458.79             | \$1,886.93                  | 0.39%          |
| 157                              | 5524-017-020 | BOYD MELROSE LLC                                    | 3,833            | 3,833                        | \$550.89               | 2,835            | 2,835                        | \$525.30               | 35                | 110.00                    | 145                        | \$1,262.48           | \$2,338.68                  | 0.48%          |
| 158                              | 5525-007-003 | MELROSE EQUITIES LLC                                | 7,928            | 7,928                        | \$1,139.44             | 1,965            | 1,965                        | \$364.10               | 89                | 90.00                     | 179                        | \$1,550.74           | \$3,054.28                  | 0.63%          |
| 159                              | 5525-007-004 | MELROSE EQUITIES LLC                                | 1,786            | 1,786                        | \$256.69               | 868              | 868                          | \$160.83               | 20                |                           | 20                         | \$173.75             | \$591.27                    | 0.12%          |
| 160                              | 5525-007-005 | MELROSE EQUITIES LLC                                | 1,786            | 1,786                        | \$256.69               | 800              | 800                          | \$148.23               | 20                |                           | 20                         | \$173.75             | \$578.68                    | 0.12%          |
| 161                              | 5525-007-006 | MELROSE EQUITIES LLC                                | 1,786            | 1,786                        | \$256.69               | 2,214            | 2,214                        | \$410.23               | 20                |                           | 20                         | \$173.75             | \$840.68                    | 0.17%          |
| 162                              | 5525-007-007 | <b>6911 MELROSE AVENUE LLC</b>                      | 5,400            | 5,400                        | \$776.11               | 3,600            | 3,600                        | \$667.05               | 60                |                           | 60                         | \$521.26             | \$1,964.41                  | 0.40%          |
| 163                              | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC              | 3,615            | 3,615                        | \$519.56               | 2,764            | 2,764                        | \$512.14               | 40                |                           | 40                         | \$347.50             | \$1,379.21                  | 0.28%          |
| 164                              | 5525-007-009 | <b>ROSENTHAL CLARA</b>                              | 4,269            | 4,269                        | \$613.56               | 2,490            | 2,490                        | \$461.37               | 49                | 89.00                     | 138                        | \$1,194.55           | \$2,269.48                  | 0.47%          |
| 165                              | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                  | 5,456            | 5,456                        | \$784.15               | 4,778            | 4,778                        | \$885.32               | 60                |                           | 60                         | \$521.26             | \$2,190.73                  | 0.45%          |
| 166                              | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                            | 3,659            | 3,659                        | \$525.88               | 2,400            | 2,400                        | \$444.70               | 40                |                           | 40                         | \$347.50             | \$1,318.09                  | 0.27%          |
| 167                              | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                         | 3,659            | 3,659                        | \$525.88               | 4,736            | 4,736                        | \$877.54               | 40                |                           | 40                         | \$347.50             | \$1,750.93                  | 0.36%          |
| 168                              | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                         | 1,830            | 1,830                        | \$263.01               | 1,800            | 1,800                        | \$333.52               | 20                |                           | 20                         | \$173.75             | \$770.29                    | 0.16%          |
| 169                              | 5525-008-008 | <b>BROWN MICHAEL H</b>                              | 3,659            | 3,659                        | \$525.88               | 3,200            | 3,200                        | \$592.93               | 40                |                           | 40                         | \$347.50             | \$1,466.32                  | 0.30%          |
| 170                              | 5525-008-009 | <b>FINDLEY DAVID TRUST MELROSE TRUST</b>            | 3,877            | 3,877                        | \$557.22               | 2,349            | 2,349                        | \$435.25               | 43                | 90.00                     | 133                        | \$1,156.67           | \$2,149.13                  | 0.44%          |
| 171                              | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                            | 5,345            | 5,345                        | \$768.20               | 1,810            | 1,810                        | \$335.38               | 59                | 82.00                     | 141                        | \$1,224.95           | \$2,328.53                  | 0.48%          |
| 172                              | 5525-017-011 | MELROSE CROSSING LLC                                | 16,814           | 16,814                       | \$2,416.56             | 23,039           | 23,039                       | \$4,268.92             | 153               | 110.00                    | 263                        | \$2,284.84           | \$8,970.33                  | 1.85%          |
| 173                              | 5525-017-019 | MELROSE CROSSING LLC                                | 16,814           | 16,814                       | \$2,416.56             | 4,102            | 4,102                        | \$760.06               | 153               | 110.00                    | 263                        | \$2,284.84           | \$5,461.47                  | 1.12%          |
| 174                              | 5525-018-001 | MORRIS ANDREW                                       | 9,670            | 9,670                        | \$1,389.80             | 6,160            | 6,160                        | \$1,141.39             | 89                | 110.00                    | 199                        | \$1,728.84           | \$4,260.03                  | 0.88%          |
| 175                              | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                   | 4,400            | 4,400                        | \$632.38               | 5,784            | 5,784                        | \$1,071.72             | 40                | 0.00                      | 40                         | \$347.50             | \$2,051.61                  | 0.42%          |
| 176                              | 5525-018-003 | MARCUS KENNETH C                                    | 4,400            | 4,400                        | \$632.38               | 5,114            | 5,114                        | \$947.58               | 40                | 0.00                      | 40                         | \$347.50             | \$1,927.47                  | 0.40%          |
| 177                              | 5525-018-004 | AGENT 99 LLC  | 4,400            | 4,400                        | \$632.38               | 6,080            | 6,080                        | \$1,126.57             | 40                | 0.00                      | 40                         | \$347.50             | \$2,106.46                  | 0.43%          |
| 178                              | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES             | 9,480            | 9,480                        | \$1,362.50             | 6,773            | 6,773                        | \$1,254.98             | 84                | 103.00                    | 187                        | \$1,624.58           | \$4,242.06                  | 0.87%          |
| <b>Zone 1 Sub Totals</b>         |              |   | <b>1,081,195</b> | <b>1,081,195</b>             | <b>\$155,392.98</b>    | <b>838,643</b>   | <b>838,643</b>               | <b>\$155,392.98</b>    | <b>9,944</b>      | <b>7,943</b>              | <b>17,887</b>              | <b>\$155,392.98</b>  | <b>\$466,178.95</b>         | <b>95.91%</b>  |
| <b>Zone 2</b>                    |              |   |                  |                              |                        |                  |                              |                        |                   |                           |                            |                      |                             |                |
| 179                              | 5525-010-900 | LA UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY     | 155,784          | 96,586                       | \$846.15               | 40,660           | 25,209                       | \$653.68               | 264               | 220.00                    | 548                        | \$3,238.67           | \$4,738.50                  | 0.97%          |
| 180                              | 5527-021-900 | LA UNIFIED SCHOOL DISTRICT - FAIRFAX HS             | 1,065,042        | 660,326                      | \$5,784.85             | 371,795          | 230,513                      | \$5,977.32             | 816               | 110.00                    | 574                        | \$3,392.33           | \$15,154.50                 | 3.12%          |
| <b>Zone 2 Sub Totals</b>         |              |   | <b>1,220,826</b> | <b>756,912</b>               | <b>\$6,631.00</b>      | <b>412,455</b>   | <b>255,722</b>               | <b>\$6,631.00</b>      | <b>1,080</b>      | <b>330</b>                | <b>1,122</b>               | <b>\$6,631.00</b>    | <b>\$19,893.00</b>          | <b>4.09%</b>   |
| <b>Melrose PBID Grand Totals</b> |              |   | <b>2,302,021</b> | <b>1,838,107</b>             | <b>\$162,023.98</b>    | <b>1,251,098</b> | <b>1,094,365</b>             | <b>\$162,023.98</b>    | <b>11,024</b>     | <b>8,273</b>              | <b>19,009</b>              | <b>\$162,023.98</b>  | <b>\$486,071.95</b>         | <b>100.00%</b> |

|                         |  |                         |            |
|-------------------------|--|-------------------------|------------|
| <b>Zone 1 Budget '=</b> |  |                         |            |
| <b>\$466,179</b>        |  |                         |            |
| <b>Zone 2 Budget '=</b> |  |                         |            |
| <b>\$19,893</b>         |  |                         |            |
|                         | <b>Budget Amount</b>                   | <b>Assessment Rates</b> |            |
| 33%                     | <b>Lot Area Factor =</b>               |                         |            |
|                         | <b>Zone 1 Lot Area SF Rate</b>         | \$155,392.9845          | \$0.1437   |
|                         | <b>Zone 2 Lot Area SF Rate</b>         | \$6,630.9993            | \$0.0088   |
| 33%                     | <b>Improvement Area Factor =</b>       |                         |            |
|                         | <b>Zone 1 Improvement Area SF Rate</b> | \$155,392.9845          | \$0.1853   |
|                         | <b>Zone 2 Improvement Area SF Rate</b> | \$6,630.9993            | \$0.0259   |
| 33%                     | <b>Street Frontage Factor</b>          |                         |            |
|                         | <b>Zone 1 Street Frontage SF Rate</b>  | \$155,392.9845          | \$8.687620 |
|                         | <b>Zone 2 Street Frontage SF Rate</b>  | \$6,630.9993            | \$5.9100   |

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER

R & H INVESTMENTS GEN PARTNERSHIP

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5525-009-024 | 7101 MELROSE | \$4,091.45           | 0.71%      |
|              |              | TOTAL \$4,091.45     | 0.71%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

R & H INVESTMENTS

Property Owner's OR Duly Authorized Representative's  
Signature

X Stanley Rogers

Title  
(Please Print or Type)

GENERAL PARTNER

Date

4/4/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, STANLEY ROGERS, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/4/18. Petitioner Signature: X Stanley Rogers

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: NOVIAN FAMILY PARTNERSHIP

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE       |
|--------------|--------------|----------------------|------------------|
| 5526-007-026 | 7373 MELROSE | \$1,764.72           | 0.31%            |
|              |              | TOTALS               | \$1,764.72 0.31% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

NOVIAN Family partnership

Property Owner's OR Duly Authorized Representative's  
Signature

X [Signature]

Title  
(Please Print or Type)

Partner

Date

4/4/18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, Isaac Novian, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/18/18. Petitioner Signature: X [Signature]

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 7661 MELROSE ASSOCIATES INC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5527-007-003 | 7661 MELROSE | \$ 2,728.65          | 0.48%      |
|              |              | TOTALS \$ 2,728.65   | 0.48%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

7661 Melrose Associates Inc

Property Owner's OR Duly Authorized Representative's  
Signature

[Signature]

Title  
(Please Print or Type)

Partner

Date

4/14/18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, Bac Novian, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/14/18. Petitioner Signature: [Signature]

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

NAGI BASTA / NOVIAN

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

MONTE NAPOLEON INC

| APN NUMBER   | SITE ADDRESS        | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|---------------------|----------------------|------------|
| 5526-045-024 | 7418 & 7620 Melrose | \$1922.49            | 0.34%      |
| TOTALS       |                     | \$1922.49            | 0.34%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

MONTE NAPOLEON, INC.

Property Owner's OR Duly Authorized Representative's  
Signature

X

Marshall Mohabali

Title  
(Please Print or Type)

MANAGER

Date

4/2/18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, MARSHALL MOHABALI, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/2/18. Petitioner Signature: X Marshall Mohabali

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: DOWD LINDA C TRUST LINDA DOWD TRUST

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5525 014 002      | 7206 MELROSE AVE    | 1,518.51                     | .27%              |
|                   |                     | <u>TOTALS</u>                | \$ 1,518.51 .27%  |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Linda Dowd

Property Owner's OR Duly Authorized Representative's  
Signature

Linda Dowd

Title  
(Please Print or Type)

PROPERTY OWNER

Date

3/28/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Linda Dowd, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3/28/18. Petitioner Signature: Linda Dowd

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: GAZIN LIVING TRUST...


| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5524013023 | 6715 MELROSE AVE | 1,792.49             | .31 %      |
| 5524013024 | 6711 MELROSE AVE | 1,463.90             | .26 %      |
| TOTALS     |                  | 3,256.39             | .57 %      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

GAZIN LIVING TRUST

Property Owner's OR Duly Authorized Representative's  
Signature



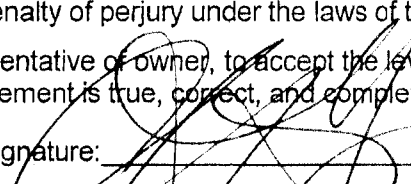
Title  
(Please Print or Type)

MICHAEL H. GAZIN, CO-TRUSTEE

Date

2/12/2018

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, MICHAEL H. GAZIN, hereby certify (or declare) under penalty of perjury under the laws of the  
PRINT NAME CLEARLY  
State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of  
liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to  
the best of my knowledge as of 02 / 12 / 2018. Petitioner Signature:   
MONTH DAY YEAR

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006



Dennis Rader &lt;dennis.rader@lacity.org&gt;

---

**Re: 2018 Assessment Data Past Due**

1 message

---

**Dennis Rader** <dennis.rader@lacity.org>  
To: George Yu <geoyu28@aol.com>  
Cc: Rita Moreno <rita.moreno@lacity.org>

Thu, Jun 8, 2017 at 7:24 AM

OK thanks.

On Wed, Jun 7, 2017 at 5:27 PM, George Yu <geoyu28@aol.com> wrote:  
Please find attached letter on 5% increase.

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

-----Original Message-----

From: Dennis Rader <dennis.rader@lacity.org>  
To: George Yu <geoyu28@aol.com>  
Cc: Rita Moreno <rita.moreno@lacity.org>  
Sent: Wed, Jun 7, 2017 3:47 pm  
Subject: Re: 2018 Assessment Data Past Due

George, I see that there was a 5% increase in assessments from last year. In order to process the data file, I'll need either a copy of the board minutes or a letter from the BID detailing the increase.

On Wed, Jun 7, 2017 at 3:43 PM, Dennis Rader <dennis.rader@lacity.org> wrote:  
Thanks George.

On Wed, Jun 7, 2017 at 3:20 PM, George Yu <geoyu28@aol.com> wrote:  
Please find attached, Chinatown BID assessment for 2018.

George Yu  
Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

-----Original Message-----

From: Rita Moreno <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>; kadedo <kadedo@earthlink.net>; Donald Duckworth <duckworth.donald@gmail.com>  
Sent: Wed, Jun 7, 2017 8:49 am  
Subject: 2018 Assessment Data Past Due

Good Morning All:

Just want to remind you to submit your 2018 Assessment Data to Dennis Rader at your most earliest opportunity. If you need an extension, please let us know when we can expect to receive it.

Thanks and have a wonderful day.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office [\(213\) 978-1122](tel:2139781122)  
Fax [\(213\) 978-1130](tel:2139781130)



--

Dennis Rader  
Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
[213-978-1120](tel:2139781120)

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Dennis Rader  
Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
[213-978-1120](tel:2139781120)

--

Dennis Rader  
Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
[213-978-1120](tel:2139781120)



**C H I N A T O W N**  
BUSINESS IMPROVEMENT DISTRICT  
華 埠 商 業 發 展 區

June 1, 2017

Holly L. Wolcott  
City Clerk  
Office of the City Clerk  
CITY OF LOS ANGELES  
200 North Spring Street, Room 224  
Los Angeles, CA 90012

**RE: 2017-2018 Chinatown Business Improvement District Revised Annual Assessments with 5% Increase**

Dear Ms. Wolcott,

This Letter serves as written correspondence and approval for utilizing the attached Chinatown assessment database, which includes a 5% assessment increase for the 2017-2018 Tax Year authorized by the Board of Directors of the Los Angeles Chinatown Business Council.

Sincerely,

LOS ANGELES CHINATOWN BUSINESS COUNCIL

George Yu  
Executive Director  
Greater Chinatown Business Improvement District



Lameisha Shull &lt;lameisha.shull@lacity.org&gt;

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## Chinatown 2016-2017 Government and Public Agencies Payment Report

1 message

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**Lameisha Shull** <lameisha.shull@lacity.org>

Wed, Jan 17, 2018 at 4:22 PM

To: info@chinatownla.com, geoyu28@aol.com, langiengusa@gmail.com

Cc: Jose Flores &lt;Jose.Flores@lacity.org&gt;, Danielle Mobley &lt;danielle.mobley@lacity.org&gt;

Good Afternoon,

The attached 2016-2017 Government and Public Agencies Payment Report is for your information.

If you have any questions please feel free to contact our office at **213-978-1099**.

Thank you.

--

LaMeisha Shull  
Sr. Administrative Clerk  
Office of the City Clerk  
Special Assessment Section  
Neighborhood Business Improvement District Division

**Chinatown 2016-2017 Government and Public Agencies Payment Report.pdf**

91K



Lameisha Shull &lt;lameisha.shull@lacity.org&gt;

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## Chinatown 2017/2018 Government & Public Agencies Payment Report

1 message

---

**Lameisha Shull** <lameisha.shull@lacity.org>

Thu, Mar 15, 2018 at 1:15 PM

To: Los Angeles Chinatown &lt;info@chinatownla.com&gt;, geoyu28@aol.com, Lan Gieng &lt;langiengusa@gmail.com&gt;

Good Afternoon,

The attached 2017/2018 Government & Public Agencies Payment Report is for your information.

If you have any questions please feel free to contact our office at 213-978-1099.

Thank you.

--

LaMeisha Shull  
Sr. Administrative Clerk  
Office of the City Clerk  
Special Assessment Section  
Neighborhood Business Improvement District Division



**Chinatown.pdf**  
612K



Lameisha Shull &lt;lameisha.shull@lacity.org&gt;

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**Chinatown 2017/2018 Government & Public Agencies Payment Report**

1 message

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**Lameisha Shull** <lameisha.shull@lacity.org>

Wed, Apr 11, 2018 at 10:40 AM

To: Los Angeles Chinatown &lt;info@chinatownla.com&gt;, geoyu28@aol.com, Lan Gieng &lt;langiengusa@gmail.com&gt;

Cc: Jose Flores &lt;Jose.Flores@lacity.org&gt;, Danielle Mobley &lt;danielle.mobley@lacity.org&gt;

Good Morning,

The attached 2017/2018 Government &amp; Public Agencies Payment Report is for your information.

If you have any questions please feel free to contact our office at 213-978-1099.

Thank you.



--  
LaMeisha Shull  
Sr. Administrative Clerk  
Office of the City Clerk  
Special Assessment Section  
Neighborhood Business Improvement District Division

**Chinatown.pdf**

616K



Mario Montez <mario.montez@lacity.org>

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## Grant Deed re Sunday LLC

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>

Fri, Mar 30, 2018 at 5:04 PM

To: Mario Montez <mario.montez@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>

Per your email of March 28, 2018 attached is a copy of a Grant Deed re Sunday LLC.



**Sunday LLC Grant Deed 575 Fairfax\_7365 Melrose.pdf**

246K



Mario Montez &lt;mario.montez@lacity.org&gt;

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**Melrose BID Database**

7 messages

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**Mario Montez** <mario.montez@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Fri, Aug 11, 2017 at 11:35 AM

Donald,

I finished reviewing the Melrose BID data. Attached is the database that you sent to Dennis. Data discrepancies are shaded in yellow. Regarding the two LAUSD properties, I noticed that for lot size and building area, the data values you submitted are 62% of the actual values? Also, regarding the frontages for the two LAUSD properties, the values you submitted fronting Melrose Ave do match the actual frontage from the assessor maps, but the frontages on the side streets are much less than the actual frontages from the assessor maps?

Thanks  
Mario

**Melrose BID Working Data to Duckworth 081117.xls**  
241K

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Mario Montez <mario.montez@lacity.org>

Mon, Aug 14, 2017 at 10:40 AM

Good Morning Mario...

Thank you. We will make the changes you provided.

Your spreadsheet did not include lot size for 5525-011-012.

Also, re LAUSD: I can't exactly remember why we adjusted the parcel data but I have a call into Eugene to see if we can remember together. These parcels do have special language in the MDP & ER that notes that the BID is only providing services to the Melrose frontage, not the other street frontages. I'll get back to you as soon as I talk to Eugene.

[Quoted text hidden]

---

**Mario Montez** <mario.montez@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Mon, Aug 14, 2017 at 10:57 AM

Don,

The lot size for 5525-011-012 should be 5,924. Also, there is a lot size correction for 5526-017-026 - the lot size should be 9,900 *not* 1,018. Please make the correction on your copy of the spreadsheet.

Thanks  
Mario  
[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Mario Montez <mario.montez@lacity.org>

Mon, Aug 14, 2017 at 11:30 AM

Done  
[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Sun, Oct 15, 2017 at 12:29 AM

To: Mario Montez <mario.montez@lacity.org>  
Cc: Rita Moreno <rita.moreno@lacity.org>

Good Morning Mario...

I was finishing my draft submittal for Melrose BID renewal this weekend and it came to my attention that after we agreed on the Property DB, the BID was divided into a new (3rd) zone. The numbers are all the same (except see my note in the next paragraph), but I wanted you to not be surprised when my draft hit the City Clerk Office for review. So this is an "FYI" email.

That said, I've got 2 "rounding errors" I'm not sure how to fix. The Melrose FF total in my DB is 10,969 and "the City" has 10,969. Also Total FF in my DB is 23,704 and "the City" has 23,703. How do I fix those?

Attached is a copy of the DB before any Benefit Unit Adjustments as specified in the MDP/ER.

Thank you.

[Quoted text hidden]



**Melrose BID Area Property Information 171014\_3Z Full DB No BU Adj.xls**  
215K

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**Mario Montez** <mario.montez@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Mon, Oct 16, 2017 at 10:56 AM

Don,

I think I found what the problem is - the frontage values should all be whole numbers, i.e. many of your Melrose frontages visually appear as whole numbers but are in fact rounded as in 50.5 is correctly rounded to 51 but the "value" in the cell is still 50.5. All of the melrose frontages should have their "values" as the rounded whole number. This should fix the problem.. However, your calculated dollar assessment amounts are going to change since they were calculating from the non-rounded Melrose frontages. I noticed that the frontages for the "other street frontages" are correctly all whole numbers, so those are okay- but the Melrose frontage have to be rounded - if you click on the cell values, you'll see many of them still have the unrounded numbers. Once you fix this, the Melrose frontage totals and grand total frontage should match the City totals.

Thanks  
Mario

[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Mario Montez <mario.montez@lacity.org>

Thu, Dec 21, 2017 at 5:31 PM

Thanks Mario.  
[Quoted text hidden]



Mario Montez &lt;mario.montez@lacity.org&gt;

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## Melrose BID Petitions to City for Approval #2

2 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Fri, Mar 30, 2018 at 4:46 PM

To: Rita Moreno &lt;rita.moreno@lacity.org&gt;

Cc: Mario Montez &lt;mario.montez@lacity.org&gt;

Attached are 13 more Petitions for renewal of the Melrose BID. Let me know as we may assist further in any way.

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 **Petitions to City #2 180330.pdf**  
655K

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**Rita Moreno** <rita.moreno@lacity.org>

Fri, Mar 30, 2018 at 5:03 PM

To: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;

Cc: Mario Montez &lt;mario.montez@lacity.org&gt;

Great, thanks Don!

On Fri, Mar 30, 2018 at 4:46 PM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Attached are 13 more Petitions for renewal of the Melrose BID. Let me know as we may assist further in any way.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
[200 N. Spring Street, 3rd Floor #395](#)  
[Los Angeles, CA 90012](#)  
[Office \(213\) 978-1122](#)  
[Fax \(213\) 978-1079](#)





Mario Montez &lt;mario.montez@lacity.org&gt;

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## Melrose BID Renewal Petitions Submitted for City Approval

3 messages

**Donald Duckworth** <duckworth.donald@gmail.com>

Mon, Apr 9, 2018 at 1:29 PM

To: Rita Moreno &lt;rita.moreno@lacity.org&gt;, Dennis Rader &lt;dennis.rader@lacity.org&gt;, Mario Montez &lt;mario.montez@lacity.org&gt;

Please accept the attached Petitions for Renewal of the Melrose BID. As always, let me know as we can assist in any way. Thank you.

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**Petitions to City #3 180409.pdf**  
320K

**Rita Moreno** <rita.moreno@lacity.org>

Mon, Apr 9, 2018 at 1:55 PM

To: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;

Cc: Dennis Rader &lt;dennis.rader@lacity.org&gt;, Mario Montez &lt;mario.montez@lacity.org&gt;

I believe that places you over 30%.  
Very cool, keep 'em coming!

On Mon, Apr 9, 2018 at 1:29 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Please accept the attached Petitions for Renewal of the Melrose BID. As always, let me know as we can assist in any way. Thank you.

--  
Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



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**Mario Montez** <mario.montez@lacity.org>

Mon, Apr 9, 2018 at 2:30 PM

To: Rita Moreno &lt;rita.moreno@lacity.org&gt;

Cc: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;, Dennis Rader &lt;dennis.rader@lacity.org&gt;

The updated petition count is now **30.62%**. This includes all the petitions from batch #3.

5/10/2018

City of Los Angeles Mail - Melrose BID Renewal Petitions Submitted for City Approval

Thanks

Mario

[Quoted text hidden]



Mario Montez &lt;mario.montez@lacity.org&gt;

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## Melrose BID Renewal Petitions Submitted for City Approval 180421

2 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>

Sat, Apr 21, 2018 at 4:30 PM

To: Rita Moreno &lt;rita.moreno@lacity.org&gt;, Mario Montez &lt;mario.montez@lacity.org&gt;

Attached are six additional Petitions for your approval. Please let us know of our verified total. Tuesday, April 24 is the LAUSD Board Meeting, which should approve their Petitions (7.8%).

We are close.



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**Petitions to City #6 180421.pdf**

293K

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**Mario Montez** <mario.montez@lacity.org>

Mon, Apr 23, 2018 at 11:25 AM

To: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;

Cc: Rita Moreno &lt;rita.moreno@lacity.org&gt;

Don,

The updated petition count is now **44.84%**. This includes the "petitions to City #6" with the following exceptions listed below.

**Gutt Family Properties LLC** (5526-014-022)

County records show owner as Gutt, James F Tr, Gutt Fmly Decd Trust &amp; Gutt, Peggy Tr Gutt Trust

**American Commercial Equities LLC** (5526-013-023)

County Records show the owner as American Commercial Properties I LLC

**American Commercial Equities LLC** (5526-020-026)

County Records show the owner as American Commercial Properties II LLC

**American Commercial Equities LLC** (5525-007-008)

County Records show the owner as American Commercial Properties III LLC

We will need documentation if there has been ownership change that shows as on the above listed petitions.

Thanks

Mario

[Quoted text hidden]

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2013**

| #                                | APN          | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | City Lot | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | City SF | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | City FF | OTHER<br>STREET<br>FRT FT | City FF | FRT FT<br>BENEFIT<br>UNITS | City FF Total | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|----------------------------------|--------------|----------------|------------------------------|----------|------------------------|------------------|------------------------------|---------|------------------------|-------------------|---------|---------------------------|---------|----------------------------|---------------|----------------------|-----------------------------|------------|
| <b>Zone 1 Fairfax to La Brea</b> |              |                |                              |          |                        |                  |                              |         |                        |                   |         |                           |         |                            |               |                      |                             |            |
| 1                                | 5525-009-022 | 14,636         | 14,636                       | 14,636   | \$2,103.54             | 7,629            | 7,629                        | 7,629   | \$1,413.58             | 133               | 133     | 110                       | 110     | 243                        | 243           | \$2,111.09           | \$5,628.21                  | 1.16%      |
| 2                                | 5525-009-024 | 10,411         | 10,411                       | 10,411   | \$1,496.30             | 2,008            | 2,008                        | 2,008   | \$372.06               | 105               | 105     | 101                       | 101     | 206                        | 206           | \$1,789.65           | \$3,658.02                  | 0.75%      |
| 3                                | 5525-011-012 | 5,924          | 5,924                        | 5,924    | \$851.42               | 8,913            | 8,913                        | 8,913   | \$1,651.50             | 54                | 54      | 110                       | 110     | 164                        | 164           | \$1,425.29           | \$3,928.21                  | 0.81%      |
| 4                                | 5525-011-013 | 4,400          | 4,400                        | 4,400    | \$632.38               | 4,600            | 4,600                        | 4,600   | \$852.34               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,832.23                  | 0.38%      |
| 5                                | 5525-011-015 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,272            | 2,272                        | 2,272   | \$420.98               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,400.87                  | 0.29%      |
| 6                                | 5525-011-016 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,400            | 2,400                        | 2,400   | \$444.70               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,424.59                  | 0.29%      |
| 7                                | 5525-011-033 | 5,053          | 5,053                        | 5,053    | \$726.23               | 3,756            | 3,756                        | 3,756   | \$695.95               | 46                | 46      |                           |         | 46                         | 46            | \$399.63             | \$1,821.82                  | 0.37%      |
| 8                                | 5525-011-034 | 5,271          | 5,271                        | 5,271    | \$757.57               | 1,462            | 1,462                        | 1,462   | \$270.90               | 48                | 48      | 110                       | 110     | 158                        | 158           | \$1,373.17           | \$2,401.63                  | 0.49%      |
| 9                                | 5525-011-035 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,272            | 2,272                        | 2,272   | \$420.98               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,400.87                  | 0.29%      |
| 10                               | 5525-012-010 | 5,924          | 5,924                        | 5,924    | \$851.42               | 12,240           | 12,240                       | 12,240  | \$2,267.96             | 54                | 54      | 110                       | 110     | 164                        | 164           | \$1,428.33           | \$4,547.71                  | 0.94%      |
| 11                               | 5525-012-011 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,855            | 2,855                        | 2,855   | \$529.01               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,508.89                  | 0.31%      |
| 12                               | 5525-012-012 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,904            | 3,904                        | 3,904   | \$723.38               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,703.26                  | 0.35%      |
| 13                               | 5525-012-013 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,960            | 3,960                        | 3,960   | \$733.75               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,713.64                  | 0.35%      |
| 14                               | 5525-012-014 | 4,400          | 4,400                        | 4,400    | \$632.38               | 4,000            | 4,000                        | 4,000   | \$741.16               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,721.05                  | 0.35%      |
| 15                               | 5525-012-029 | 9,780          | 9,780                        | 9,780    | \$1,405.61             | 4,190            | 4,190                        | 4,190   | \$776.37               | 90                | 90      | 103                       | 103     | 193                        | 193           | \$1,676.71           | \$3,858.69                  | 0.79%      |
| 16                               | 5525-013-002 | 4,400          | 4,400                        | 4,400    | \$632.38               | 4,240            | 4,240                        | 4,240   | \$785.63               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,765.52                  | 0.36%      |
| 17                               | 5525-013-003 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,200            | 3,200                        | 3,200   | \$592.93               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,572.82                  | 0.32%      |
| 18                               | 5525-013-004 | 4,400          | 4,400                        | 4,400    | \$632.38               | 6,008            | 6,008                        | 6,008   | \$1,113.23             | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$2,093.12                  | 0.43%      |
| 19                               | 5525-013-005 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,904            | 3,904                        | 3,904   | \$723.38               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,703.26                  | 0.35%      |
| 20                               | 5525-013-027 | 5,576          | 5,576                        | 5,576    | \$801.40               | 4,843            | 4,843                        | 4,843   | \$897.36               | 52                | 48      | 105                       | 103     | 157                        | 151           | \$1,363.96           | \$3,062.72                  | 0.63%      |
| 21                               | 5525-013-028 | 9,990          | 9,990                        | 9,990    | \$1,435.80             | 11,368           | 11,368                       | 11,368  | \$2,106.39             | 90                | 90      | 113                       | 103     | 203                        | 193           | \$1,763.59           | \$5,305.77                  | 1.09%      |
| 22                               | 5525-014-002 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,054            | 2,054                        | 2,054   | \$380.59               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,360.48                  | 0.28%      |
| 23                               | 5525-014-003 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,081            | 2,081                        | 2,081   | \$385.59               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,365.48                  | 0.28%      |
| 24                               | 5525-014-004 | 4,400          | 4,400                        | 4,400    | \$632.38               | 4,280            | 4,280                        | 4,280   | \$793.05               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,772.93                  | 0.36%      |
| 25                               | 5525-014-005 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,200            | 3,200                        | 3,200   | \$592.93               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,572.82                  | 0.32%      |
| 26                               | 5525-014-006 | 10,324         | 10,324                       | 10,324   | \$1,483.80             | 6,226            | 6,226                        | 6,226   | \$1,153.62             | 94                | 94      | 110                       | 110     | 204                        | 204           | \$1,772.80           | \$4,410.22                  | 0.91%      |
| 27                               | 5525-014-027 | 5,828          | 5,828                        | 5,828    | \$837.62               | 5,241            | 5,241                        | 5,241   | \$971.11               | 90                | 50      | 113                       | 106     | 203                        | 156           | \$1,763.59           | \$3,572.32                  | 0.73%      |
| 28                               | 5525-015-001 | 10,106         | 10,106                       | 10,106   | \$1,452.47             | 5,488            | 5,488                        | 5,488   | \$1,016.88             | 92                | 92      | 110                       | 110     | 202                        | 202           | \$1,755.33           | \$4,224.68                  | 0.87%      |
| 29                               | 5525-015-002 | 4,400          | 4,400                        | 4,400    | \$632.38               | 4,000            | 4,000                        | 4,000   | \$741.16               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,721.05                  | 0.35%      |
| 30                               | 5525-015-003 | 4,400          | 4,400                        | 4,400    | \$632.38               | 6,008            | 6,008                        | 6,008   | \$1,113.23             | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$2,093.12                  | 0.43%      |
| 31                               | 5525-015-004 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,400            | 2,400                        | 2,400   | \$444.70               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,424.59                  | 0.29%      |
| 32                               | 5525-015-024 | 5,502          | 5,502                        | 5,502    | \$790.77               | 4,645            | 4,645                        | 4,645   | \$860.68               | 48                | 48      | 103                       | 103     | 151                        | 151           | \$1,311.83           | \$2,963.27                  | 0.61%      |
| 33                               | 5525-016-007 | 10,585         | 10,585                       | 10,585   | \$1,521.31             | 240              | 240                          | 0       | \$44.47                | 96                | 96      | 103                       | 103     | 199                        | 199           | \$1,728.84           | \$3,294.62                  | 0.68%      |
| 34                               | 5525-016-008 | 5,358          | 5,358                        | 5,358    | \$770.07               | 5,350            | 5,350                        | 0       | \$991.31               | 50                | 50      |                           |         | 50                         | 50            | \$434.38             | \$2,195.76                  | 0.45%      |
| 35                               | 5525-016-009 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,459            | 3,459                        | 3,459   | \$640.92               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,620.81                  | 0.33%      |
| 36                               | 5525-016-010 | 6,926          | 6,926                        | 6,926    | \$995.43               | 4,744            | 4,744                        | 4,744   | \$879.02               | 63                | 63      | 110                       | 110     | 173                        | 173           | \$1,498.96           | \$3,373.41                  | 0.69%      |
| 37                               | 5526-008-012 | 11,021         | 11,021                       | 11,021   | \$1,583.98             | 4,063            | 4,063                        | 4,063   | \$752.84               | 100               | 100     | 110                       | 110     | 210                        | 210           | \$1,824.40           | \$4,161.21                  | 0.86%      |
| 38                               | 5526-008-025 | 5,401          | 5,401                        | 5,401    | \$776.25               | 6,587            | 6,587                        | 6,587   | \$1,220.51             | 49                | 49      | 110                       | 110     | 159                        | 159           | \$1,383.07           | \$3,379.83                  | 0.70%      |
| 39                               | 5526-008-026 | 5,401          | 5,401                        | 5,401    | \$776.25               | 4,900            | 4,900                        | 4,900   | \$907.93               | 49                | 49      |                           |         | 49                         | 49            | \$425.69             | \$2,109.87                  | 0.43%      |
| 40                               | 5526-008-028 | 10,530         | 10,530                       | 10,530   | \$1,513.41             | 10,911           | 10,911                       | 10,911  | \$2,021.71             | 96                | 96      |                           |         | 96                         | 96            | \$831.67             | \$4,366.78                  | 0.90%      |
| 41                               | 5526-009-002 | 4,400          | 4,400                        | 4,400    | \$632.38               | 6,240            | 6,240                        | 6,240   | \$1,156.22             | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$2,136.10                  | 0.44%      |
| 42                               | 5526-009-003 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,960            | 2,960                        | 2,960   | \$548.46               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,528.35                  | 0.31%      |
| 43                               | 5526-009-025 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,840            | 3,840                        | 3,840   | \$711.52               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,691.40                  | 0.35%      |
| 44                               | 5526-009-026 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,240            | 3,240                        | 3,240   | \$600.34               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,580.23                  | 0.33%      |
| 45                               | 5526-009-027 | 9,365          | 9,365                        | 9,365    | \$1,345.97             | 8,006            | 8,006                        | 8,006   | \$1,483.44             | 85                | 85      | 110                       | 110     | 195                        | 195           | \$1,690.70           | \$4,520.11                  | 0.93%      |
| 46                               | 5526-009-031 | 8,939          | 8,939                        | 8,939    | \$1,284.74             | 6,072            | 6,072                        | 6,072   | \$1,125.09             | 81                | 80      | 103                       | 103     | 184                        | 183           | \$1,598.52           | \$4,008.35                  | 0.82%      |
| 47                               | 5526-010-001 | 8,799          | 8,799                        | 8,799    | \$1,264.62             | 5,280            | 5,280                        | 5,280   | \$978.34               | 80                | 80      | 110                       | 110     | 190                        | 190           | \$1,650.91           | \$3,893.87                  | 0.80%      |
| 48                               | 5526-010-002 | 4,400          | 4,400                        | 4,400    | \$632.38               | 5,125            | 5,125                        | 5,125   | \$949.62               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,929.59                  | 0.40%      |
| 49                               | 5526-010-024 | 4,400          | 4,400                        | 4,400    | \$632.38               | 4,194            | 4,194                        | 4,194   | \$777.11               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,757.08                  | 0.36%      |
| 50                               | 5526-010-025 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,000            | 2,000                        | 2,000   | \$370.58               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,350.56                  | 0.28%      |
| 51                               | 5526-010-026 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,635            | 2,635                        | 2,635   | \$488.24               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,468.22                  | 0.30%      |
| 52                               | 5526-010-027 | 4,400          | 4,400                        | 4,400    | \$632.38               | 1,592            | 1,592                        | 1,592   | \$294.98               | 40                | 40      | 110                       | 110     | 150                        | 150           | \$1,303.32           | \$2,230.68                  | 0.46%      |
| 53                               | 5526-011-010 | 4,400          | 4,400                        | 4,400    | \$632.38               | 4,210            | 4,210                        | 4,210   | \$780.08               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,760.05                  | 0.36%      |
| 54                               | 5526-011-011 | 8,799          | 8,799                        | 8,799    | \$1,264.62             | 14,140           | 14,140                       | 14,140  | \$2,620.01             | 80                | 80      | 110                       | 110     | 190                        | 190           | \$1,651.00           | \$5,535.63                  | 1.14%      |
| 55                               | 5526-011-014 | 4,530          | 4,530                        | 4,530    | \$651.07               | 2,688            | 2,688                        | 2,688   | \$498.06               | 41                | 41      |                           |         | 41                         | 41            | \$359.58             | \$1,508.71                  | 0.31%      |
| 56                               | 5526-011-024 | 4,113          | 4,113                        | 4,113    | \$591.13               | 4,134            | 4,134                        | 4,134   | \$765.99               | 37                | 37      | 110                       | 110     | 147                        | 147           | \$1,280.47           | \$2,637.60                  | 0.54%      |
| 57                               | 5526-011-025 | 4,966          | 4,966                        | 4,966    | \$713.73               | 3,680            | 3,680                        | 3,680   | \$681.87               | 45                | 45      |                           |         | 45                         | 45            | \$394.33             | \$1,789.93                  | 0.37%      |
| 58                               | 5526-012-004 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,257            | 2,257                        | 2,257   | \$418.20               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,398.18                  | 0.29%      |
| 59                               | 5526-012-025 | 4,400          | 4,400                        | 4,400    | \$632.38               | 1,730            | 1,730                        | 1,730   | \$320.55               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,300.53                  | 0.27%      |
| 60                               | 5526-012-026 | 4,400          | 4,400                        | 4,400    | \$632.38               | 5,349            | 5,349                        | 5,349   | \$991.12               | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$1,971.18                  | 0.41%      |
| 61                               | 5526-012-028 | 5,489          | 5,489                        | 5,489    | \$788.90               | 3,907            | 3,907                        | 3,907   | \$723.93               | 50                | 50      | 110                       | 110     | 160                        | 160           | \$1,390.19           | \$2,903.02                  | 0.60%      |
| 62                               | 5526-012-029 | 2,701          | 2,701                        | 2,701    | \$388.20               | 2,032            | 2,032                        | 2,832   | \$376.51               |                   |         | 30                        | 30      | 30                         | 30            | \$260.63             | \$1,025.34                  | 0.21%      |
| 63                               | 5526-012-030 | 6,826          | 6,826                        | 6,826    | \$981.06               | 3,794            | 3,794                        | 3,794   | \$702.99               | 83                | 83      | 73                        | 73      | 156                        | 156           | \$1,355.27           | \$3,039.32                  | 0.63%      |
| 64                               | 5526-013-001 | 5,489          | 5,489                        | 5,489    | \$788.90               | 6,763            | 6,763                        | 6,763   | \$1,253.12             | 50                | 50      | 110                       | 110     | 160                        | 160           | \$1,387.59           | \$3,429.61                  | 0.71%      |
| 65                               | 55           |                |                              |          |                        |                  |                              |         |                        |                   |         |                           |         |                            |               |                      |                             |            |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2013**

| #   | APN          | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | City Lot | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | City SF | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | City FF | OTHER<br>STREET<br>FRT FT | City FF | FRT FT<br>BENEFIT<br>UNITS | City FF Total | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----|--------------|----------------|------------------------------|----------|------------------------|------------------|------------------------------|---------|------------------------|-------------------|---------|---------------------------|---------|----------------------------|---------------|----------------------|-----------------------------|------------|
| 72  | 5526-014-022 | 4,400          | 4,400                        | 4,400    | \$632.38               | 4,800            | 4,800                        | 4,800   | \$889.40               | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$1,869.46                  | 0.38%      |
| 73  | 5526-014-023 | 5,350          | 5,350                        | 5,350    | \$768.92               | 3,474            | 3,474                        | 3,474   | \$643.70               | 50                | 50      | 107                       | 107     | 157                        | 157           | \$1,364.13           | \$2,776.75                  | 0.57%      |
| 74  | 5526-014-025 | 6,199          | 6,199                        | 6,199    | \$890.94               | 4,200            | 4,200                        | 4,200   | \$778.22               | 40                | 40      |                           |         | 40                         | 40            | \$347.59             | \$2,016.75                  | 0.41%      |
| 75  | 5526-015-002 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,800            | 3,800                        | 3,800   | \$704.11               | 40                | 40      |                           |         | 40                         | 40            | \$347.59             | \$1,684.08                  | 0.35%      |
| 76  | 5526-015-025 | 4,400          | 4,400                        | 4,400    | \$632.38               | 2,400            | 2,400                        | 2,400   | \$444.70               | 40                | 40      |                           |         | 40                         | 40            | \$347.59             | \$1,424.67                  | 0.29%      |
| 77  | 5526-015-026 | 4,400          | 4,400                        | 4,400    | \$632.38               | 4,000            | 4,000                        | 4,000   | \$741.16               | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$1,721.23                  | 0.35%      |
| 78  | 5526-015-027 | 5,500          | 5,500                        | 5,500    | \$790.48               | 2,304            | 2,304                        | 2,304   | \$426.91               | 50                | 50      |                           |         | 160                        | 160           | \$1,390.19           | \$2,607.58                  | 0.54%      |
| 79  | 5526-015-028 | 9,278          | 9,278                        | 9,278    | \$1,333.47             | 14,626           | 14,626                       | 14,626  | \$2,710.07             | 85                | 84      | 102                       | 103     | 187                        | 187           | \$1,624.58           | \$5,668.12                  | 1.17%      |
| 80  | 5526-016-001 | 9,888          | 9,888                        | 9,888    | \$1,421.14             | 5,681            | 5,681                        | 5,681   | \$1,052.64             | 90                | 90      | 110                       | 110     | 200                        | 200           | \$1,737.87           | \$4,211.65                  | 0.87%      |
| 81  | 5526-016-002 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,600            | 3,600                        | 3,600   | \$667.05               | 40                | 40      |                           |         | 40                         | 40            | \$347.59             | \$1,647.02                  | 0.34%      |
| 82  | 5526-016-025 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,600            | 3,600                        | 3,600   | \$667.05               | 40                | 40      |                           |         | 40                         | 40            | \$347.59             | \$1,647.02                  | 0.34%      |
| 83  | 5526-016-028 | 9,888          | 9,888                        | 9,888    | \$1,421.14             | 5,205            | 5,205                        | 5,205   | \$964.44               | 90                | 90      | 110                       | 110     | 200                        | 200           | \$1,737.87           | \$4,123.45                  | 0.85%      |
| 84  | 5526-017-026 | 10,454         | 10,454                       | 1,018    | \$1,502.48             | 5,292            | 5,292                        | 5,292   | \$980.56               | 90                | 90      | 110                       | 110     | 200                        | 200           | \$1,737.52           | \$4,220.57                  | 0.87%      |
| 85  | 5526-017-027 | 17,860         | 17,860                       | 17,860   | \$2,566.90             | 15,546           | 15,546                       | 15,546  | \$2,880.53             | 163               | 163     | 103                       | 103     | 266                        | 266           | \$2,310.91           | \$7,758.34                  | 1.60%      |
| 86  | 5526-018-001 | 3,528          | 3,528                        | 3,528    | \$507.06               | 2,990            | 2,990                        | 2,990   | \$554.02               | 32                | 32      |                           |         | 32                         | 32            | \$278.79             | \$1,339.86                  | 0.28%      |
| 87  | 5526-018-002 | 4,617          | 4,617                        | 4,617    | \$663.57               | 1,760            | 1,760                        | 1,760   | \$326.11               | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$1,337.36                  | 0.28%      |
| 88  | 5526-018-023 | 4,617          | 4,617                        | 4,617    | \$663.57               | 4,559            | 4,559                        | 4,559   | \$844.74               | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$1,855.99                  | 0.38%      |
| 89  | 5526-018-024 | 9,017          | 9,017                        | 9,017    | \$1,295.95             | 5,995            | 5,995                        | 5,995   | \$1,110.82             | 82                | 82      | 110                       | 110     | 192                        | 192           | \$1,668.80           | \$4,075.58                  | 0.84%      |
| 90  | 5526-018-026 | 5,236          | 5,236                        | 5,236    | \$752.54               | 5,637            | 5,637                        | 5,637   | \$1,044.49             | 46                | 46      | 103                       | 103     | 149                        | 149           | \$1,294.46           | \$3,091.48                  | 0.64%      |
| 91  | 5526-019-001 | 8,799          | 8,799                        | 8,799    | \$1,264.62             | 12,410           | 12,410                       | 12,410  | \$2,299.46             | 80                | 80      | 110                       | 110     | 190                        | 190           | \$1,650.91           | \$5,214.99                  | 1.07%      |
| 92  | 5526-019-002 | 4,400          | 4,400                        | 4,400    | \$632.38               | 1,844            | 1,844                        | 1,844   | \$341.68               | 40                | 40      |                           |         | 40                         | 40            | \$347.59             | \$1,321.65                  | 0.27%      |
| 93  | 5526-019-003 | 4,400          | 4,400                        | 4,400    | \$632.38               | 4,020            | 4,020                        | 4,020   | \$744.87               | 40                | 40      |                           |         | 40                         | 40            | \$347.59             | \$1,724.84                  | 0.35%      |
| 94  | 5526-019-028 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,411            | 3,411                        | 3,411   | \$632.03               | 40                | 40      |                           |         | 40                         | 40            | \$347.59             | \$1,612.00                  | 0.33%      |
| 95  | 5526-019-032 | 8,799          | 8,799                        | 8,799    | \$1,264.62             | 6,966            | 6,966                        | 6,966   | \$1,290.74             | 80                | 80      | 110                       | 110     | 190                        | 190           | \$1,650.91           | \$4,206.27                  | 0.87%      |
| 96  | 5526-020-001 | 4,950          | 4,950                        | 4,950    | \$711.43               | 2,352            | 2,352                        | 2,352   | \$435.80               | 45                | 45      | 110                       | 110     | 155                        | 155           | \$1,343.28           | \$2,490.51                  | 0.51%      |
| 97  | 5526-020-002 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,920            | 3,920                        | 3,920   | \$726.34               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,706.23                  | 0.35%      |
| 98  | 5526-020-003 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,510            | 3,510                        | 3,510   | \$650.37               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,630.26                  | 0.34%      |
| 99  | 5526-020-004 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,808            | 3,808                        | 3,808   | \$705.59               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,685.48                  | 0.35%      |
| 100 | 5526-020-026 | 8,800          | 8,800                        | 8,800    | \$1,264.77             | 6,000            | 6,000                        | 6,000   | \$1,111.75             | 80                | 80      |                           |         | 80                         | 80            | \$695.01             | \$3,071.52                  | 0.63%      |
| 101 | 5526-020-027 | 9,365          | 9,365                        | 9,365    | \$1,345.97             | 6,536            | 6,536                        | 6,536   | \$1,211.06             | 85                | 85      | 110                       | 110     | 195                        | 195           | \$1,690.70           | \$4,247.73                  | 0.87%      |
| 102 | 5526-021-001 | 7,362          | 7,362                        | 7,362    | \$1,058.09             | 7,370            | 7,370                        | 7,370   | \$1,365.59             | 67                | 67      | 110                       | 110     | 177                        | 177           | \$1,539.71           | \$3,963.39                  | 0.82%      |
| 103 | 5526-021-002 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,620            | 3,620                        | 3,620   | \$670.75               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,650.64                  | 0.34%      |
| 104 | 5526-021-003 | 5,184          | 5,184                        | 5,184    | \$745.06               | 5,170            | 5,170                        | 5,170   | \$957.95               | 47                | 47      |                           |         | 47                         | 47            | \$405.97             | \$2,108.99                  | 0.43%      |
| 105 | 5526-021-025 | 4,269          | 4,269                        | 4,269    | \$613.56               | 3,520            | 3,520                        | 3,520   | \$652.22               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,613.28                  | 0.33%      |
| 106 | 5526-021-026 | 11,021         | 11,021                       | 11,021   | \$1,583.98             | 7,865            | 7,865                        | 7,865   | \$1,457.31             | 100               | 100     | 110                       | 110     | 210                        | 210           | \$1,824.40           | \$4,865.69                  | 1.00%      |
| 107 | 5527-007-001 | 5,800          | 5,800                        | 5,800    | \$833.60               | 4,014            | 4,014                        | 4,014   | \$743.76               | 44                | 44      | 131                       | 131     | 175                        | 175           | \$1,521.90           | \$3,099.25                  | 0.64%      |
| 108 | 5527-007-002 | 5,184          | 5,184                        | 5,184    | \$745.06               | 4,400            | 4,400                        | 4,400   | \$815.28               | 40                | 40      |                           |         | 40                         | 40            | \$347.59             | \$1,907.93                  | 0.39%      |
| 109 | 5527-007-003 | 5,140          | 5,140                        | 5,140    | \$738.74               | 7,316            | 7,316                        | 7,316   | \$1,355.59             | 40                | 40      |                           |         | 40                         | 40            | \$347.59             | \$2,441.92                  | 0.50%      |
| 110 | 5527-007-021 | 5,140          | 5,140                        | 5,140    | \$738.74               | 2,850            | 2,850                        | 2,850   | \$528.08               | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$1,614.50                  | 0.33%      |
| 111 | 5527-007-024 | 11,220         | 11,220                       | 11,220   | \$1,612.58             | 286              | 286                          | 286     | \$52.99                | 90                | 86      | 127                       | 119     | 217                        | 205           | \$1,885.65           | \$3,551.22                  | 0.73%      |
| 112 | 5527-008-012 | 4,966          | 4,966                        | 4,966    | \$713.73               | 6,400            | 6,400                        | 6,400   | \$1,185.86             | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$2,247.27                  | 0.46%      |
| 113 | 5527-008-025 | 6,040          | 6,040                        | 6,040    | \$868.09               | 2,622            | 2,622                        | 2,622   | \$485.83               | 46                | 46      | 122                       | 122     | 168                        | 168           | \$1,459.52           | \$2,813.44                  | 0.58%      |
| 114 | 5527-008-026 | 5,937          | 5,937                        | 5,937    | \$853.29               | 6,954            | 6,954                        | 6,954   | \$1,288.51             | 130               | 130     | 44                        | 44      | 174                        | 174           | \$1,511.65           | \$3,653.45                  | 0.75%      |
| 115 | 5527-008-027 | 10,097         | 10,097                       | 10,097   | \$1,451.17             | 8,937            | 8,937                        | 8,937   | \$1,655.95             |                   |         | 79                        | 79      | 79                         | 79            | \$686.32             | \$3,793.44                  | 0.78%      |
| 116 | 5527-008-028 | 4,879          | 4,879                        | 4,879    | \$701.23               | 1,610            | 1,610                        | 1,610   | \$298.32               | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$1,347.22                  | 0.28%      |
| 117 | 5527-009-012 | 4,792          | 4,792                        | 4,792    | \$688.72               | 0                | 0                            | 0       | \$0.00                 | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$1,036.40                  | 0.21%      |
| 118 | 5527-009-013 | 4,835          | 4,835                        | 4,835    | \$694.90               | 7,890            | 7,890                        | 7,890   | \$1,461.95             | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$2,504.53                  | 0.52%      |
| 119 | 5527-009-023 | 3,572          | 3,572                        | 3,572    | \$513.38               | 2,152            | 2,152                        | 2,152   | \$398.75               | 30                | 30      | 119                       | 119     | 149                        | 149           | \$1,296.02           | \$2,208.15                  | 0.45%      |
| 120 | 5527-009-024 | 7,144          | 7,144                        | 7,144    | \$1,026.76             | 4,176            | 4,176                        | 4,176   | \$773.78               | 60                | 60      |                           |         | 60                         | 60            | \$520.13             | \$2,320.66                  | 0.48%      |
| 121 | 5527-009-025 | 8,189          | 8,189                        | 8,189    | \$1,176.95             | 8,358            | 8,358                        | 8,358   | \$1,548.66             |                   |         | 92                        | 91      | 92                         | 91            | \$799.26             | \$3,524.87                  | 0.73%      |
| 122 | 5527-009-026 | 2,701          | 2,701                        | 2,701    | \$388.20               | 4,740            | 4,740                        | 4,740   | \$878.28               | 90                | 91      | 30                        | 31      | 120                        | 122           | \$1,042.95           | \$2,309.42                  | 0.48%      |
| 123 | 5527-010-009 | 10,367         | 10,367                       | 10,367   | \$1,489.98             | 7,852            | 7,852                        | 7,852   | \$1,454.90             | 90                | 90      | 115                       | 115     | 205                        | 205           | \$1,781.40           | \$4,726.28                  | 0.97%      |
| 124 | 5527-010-010 | 4,661          | 4,661                        | 4,661    | \$669.89               | 5,506            | 5,506                        | 5,506   | \$1,020.21             | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$2,037.79                  | 0.42%      |
| 125 | 5527-010-011 | 4,661          | 4,661                        | 4,661    | \$669.89               | 4,240            | 4,240                        | 4,240   | \$785.63               | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$1,803.21                  | 0.37%      |
| 126 | 5527-010-012 | 4,661          | 4,661                        | 4,661    | \$669.89               | 3,338            | 3,338                        | 3,338   | \$618.50               | 40                | 40      |                           |         | 40                         | 40            | \$347.68             | \$1,636.07                  | 0.34%      |
| 127 | 5527-010-013 | 5,881          | 5,881                        | 5,881    | \$845.24               | 8,160            | 8,160                        | 8,160   | \$1,511.97             | 50                | 50      | 118                       | 118     | 168                        | 168           | \$1,459.78           | \$3,816.99                  | 0.79%      |
| 128 | 5527-011-005 | 3,645          | 3,645                        | 3,645    | \$523.87               | 3,600            | 3,600                        | 3,600   | \$667.05               | 31                | 31      | 102                       | 105     | 133                        | 136           | \$1,155.45           | \$2,346.37                  | 0.48%      |
| 129 | 5527-011-008 | 8,102          | 8,102                        | 8,102    | \$1,164.45             | 1,000            | 1,000                        | 1,000   | \$185.29               | 71                | 68      | 110                       | 102     | 181                        | 170           | \$1,572.46           | \$2,922.20                  | 0.60%      |
| 130 | 5527-011-020 | 8,610          | 8,610                        | 8,610    | \$1,237.46             | 1,000            | 1,000                        | 1,000   | \$185.29               | 80                | 80      |                           |         | 80                         | 80            | \$695.36             | \$2,118.11                  | 0.44%      |
| 131 | 5527-022-001 | 9,801          | 9,801                        | 9,801    | \$1,408.63             | 6,256            | 6,256                        | 6,256   | \$1,159.18             | 89                | 89      | 110                       | 110     | 199                        | 199           | \$1,725.54           | \$4,293.35                  | 0.88%      |
| 132 | 5527-022-002 | 2,222          | 2,222                        | 2,222    | \$319.35               | 1,710            | 1,710                        | 1,710   | \$316.85               | 20                | 20      |                           |         | 20                         | 20            | \$169.93             | \$806.13                    | 0.17%      |
| 133 | 5527-022-025 | 3,311          | 3,311                        | 3,311    | \$475.87               | 1,600            | 1,600                        | 1,600   | \$296.47               | 30                | 30      |                           |         | 30                         | 30            | \$264.80             | \$1,037.13                  | 0.21%      |
| 134 | 5527-022-026 | 3,311          | 3,311                        | 3,311    | \$475.87               | 2,550            | 2,550                        | 2,550   | \$472.49               | 30                | 30      |                           |         | 30                         | 30            | \$260.63             | \$1,208.99                  | 0.25%      |
| 135 | 5527-022-027 | 9,801          | 9,801                        | 9,801    | \$1,408.63             | 6,160            | 6,160                        | 6,160   | \$1,141.39             | 89                | 89      | 110                       | 110     | 199                        | 199           | \$1,725.54           | \$4,275.56                  | 0.88%      |
| 136 | 5527-023-003 | 4,400          | 4,400                        | 4,400    | \$632.38               | 3,560            | 3,560                        | 3,560   | \$659.64               | 40                |         |                           |         |                            |               |                      |                             |            |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2013**

| #                         | APN          | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | City Lot  | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | City SF | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | City FF | OTHER<br>STREET<br>FRT FT | City FF | FRT FT<br>BENEFIT<br>UNITS | City FF Total | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|---------------------------|--------------|----------------|------------------------------|-----------|------------------------|------------------|------------------------------|---------|------------------------|-------------------|---------|---------------------------|---------|----------------------------|---------------|----------------------|-----------------------------|------------|
| <b>Zone 1 E/O La Brea</b> |              |                |                              |           |                        |                  |                              |         |                        |                   |         |                           |         |                            |               |                      |                             |            |
| 140                       | 5524-013-022 | 7,057          | 7,057                        | 7,057     | \$1,014.26             | 3,046            | 3,046                        | 3,046   | \$564.40               | 80                | 80      | 89                        | 89      | 169                        | 169           | \$1,468.21           | \$3,046.86                  | 0.63%      |
| 141                       | 5524-013-023 | 3,528          | 3,528                        | 3,528     | \$507.06               | 3,194            | 3,194                        | 3,194   | \$591.82               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,446.38                  | 0.30%      |
| 142                       | 5524-013-024 | 3,528          | 3,528                        | 3,528     | \$507.06               | 1,820            | 1,820                        | 1,820   | \$337.23               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,191.79                  | 0.25%      |
| 143                       | 5524-013-031 | 6,800          | 6,800                        | 6,800     | \$977.32               | 2,880            | 2,880                        | 2,880   | \$533.64               | 76                | 76      | 81                        | 81      | 157                        | 157           | \$1,363.96           | \$2,874.91                  | 0.59%      |
| 144                       | 5524-014-021 | 3,440          | 3,440                        | 3,440     | \$494.41               | 3,400            | 3,400                        | 3,400   | \$629.99               | 40                | 40      | 89                        | 89      | 129                        | 129           | \$1,120.70           | \$2,245.10                  | 0.46%      |
| 145                       | 5524-014-022 | 3,572          | 3,572                        | 3,572     | \$513.38               | 2,800            | 2,800                        | 2,800   | \$518.81               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,379.70                  | 0.28%      |
| 146                       | 5524-014-027 | 1,786          | 1,786                        | 1,786     | \$256.69               | 2,560            | 2,560                        | 2,560   | \$474.34               | 20                | 20      |                           |         | 20                         | 20            | \$173.75             | \$904.79                    | 0.19%      |
| 147                       | 5524-014-027 | 11,837         | 11,837                       | 11,190    | \$1,701.25             | 6,000            | 6,000                        | 6,000   | \$1,111.75             | 129               | 129     | 73                        | 81      | 202                        | 210           | \$1,754.90           | \$4,567.90                  | 0.94%      |
| 148                       | 5524-015-001 | 8,799          | 8,799                        | 8,799     | \$1,264.62             | 3,116            | 3,116                        | 3,116   | \$577.37               | 80                | 80      | 110                       | 110     | 190                        | 190           | \$1,650.65           | \$3,492.64                  | 0.72%      |
| 149                       | 5524-015-002 | 8,799          | 8,799                        | 8,799     | \$1,264.62             | 6,980            | 6,980                        | 6,980   | \$1,293.33             | 80                | 80      |                           |         | 80                         | 80            | \$695.01             | \$3,252.96                  | 0.67%      |
| 150                       | 5524-015-003 | 8,799          | 8,799                        | 8,799     | \$1,264.62             | 8,240            | 8,240                        | 8,240   | \$1,526.80             | 80                | 80      | 110                       | 110     | 190                        | 190           | \$1,650.65           | \$4,442.07                  | 0.91%      |
| 151                       | 5524-016-001 | 8,799          | 8,799                        | 8,799     | \$1,264.62             | 3,373            | 3,373                        | 3,373   | \$624.99               | 80                | 80      | 110                       | 110     | 190                        | 190           | \$1,650.65           | \$3,540.26                  | 0.73%      |
| 152                       | 5524-016-002 | 4,400          | 4,400                        | 4,400     | \$632.38               | 6,560            | 6,560                        | 6,560   | \$1,215.51             | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$2,195.40                  | 0.45%      |
| 153                       | 5524-016-020 | 12,188         | 12,188                       | 12,188    | \$1,751.70             | 14,751           | 14,751                       | 14,751  | \$2,733.23             | 111               | 111     | 103                       | 103     | 214                        | 214           | \$1,855.72           | \$6,340.65                  | 1.30%      |
| 154                       | 5524-017-001 | 13,803         | 13,803                       | 13,803    | \$1,983.81             | 13,981           | 13,981                       | 13,981  | \$2,590.55             | 128               | 128     | 110                       | 110     | 238                        | 238           | \$2,068.78           | \$6,643.15                  | 1.37%      |
| 155                       | 5524-017-002 | 4,400          | 4,400                        | 4,400     | \$632.38               | 4,120            | 4,120                        | 4,120   | \$763.40               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,743.29                  | 0.36%      |
| 156                       | 5524-017-019 | 5,837          | 5,837                        | 5,837     | \$838.91               | 3,180            | 3,180                        | 3,180   | \$589.23               | 53                | 53      |                           |         | 53                         | 53            | \$458.79             | \$1,886.93                  | 0.39%      |
| 157                       | 5524-017-020 | 3,833          | 3,833                        | 3,833     | \$550.89               | 2,835            | 2,835                        | 2,835   | \$525.30               | 35                | 35      | 110                       | 110     | 145                        | 145           | \$1,262.48           | \$2,338.68                  | 0.48%      |
| 158                       | 5525-007-003 | 7,928          | 7,928                        | 7,928     | \$1,139.44             | 1,965            | 1,965                        | 1,965   | \$364.10               | 89                | 89      | 90                        | 90      | 179                        | 179           | \$1,550.74           | \$3,054.28                  | 0.63%      |
| 159                       | 5525-007-004 | 1,786          | 1,786                        | 1,786     | \$256.69               | 868              | 868                          | 868     | \$160.83               | 20                | 20      |                           |         | 20                         | 20            | \$173.75             | \$591.27                    | 0.12%      |
| 160                       | 5525-007-005 | 1,786          | 1,786                        | 1,786     | \$256.69               | 800              | 800                          | 800     | \$148.23               | 20                | 20      |                           |         | 20                         | 20            | \$173.75             | \$578.68                    | 0.12%      |
| 161                       | 5525-007-006 | 1,786          | 1,786                        | 1,786     | \$256.69               | 2,214            | 2,214                        | 2,214   | \$410.23               | 20                | 20      |                           |         | 20                         | 20            | \$173.75             | \$840.68                    | 0.17%      |
| 162                       | 5525-007-007 | 5,400          | 5,400                        | 5,400     | \$776.11               | 3,600            | 3,600                        | 3,600   | \$667.05               | 60                | 60      |                           |         | 60                         | 60            | \$521.26             | \$1,964.41                  | 0.40%      |
| 163                       | 5525-007-008 | 3,615          | 3,615                        | 3,615     | \$519.56               | 2,764            | 2,764                        | 2,764   | \$512.14               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,379.21                  | 0.28%      |
| 164                       | 5525-007-009 | 4,269          | 4,269                        | 4,269     | \$613.56               | 2,490            | 2,490                        | 2,490   | \$461.37               | 49                | 49      | 89                        | 89      | 138                        | 138           | \$1,194.55           | \$2,269.48                  | 0.47%      |
| 165                       | 5525-008-004 | 5,456          | 5,456                        | 5,456     | \$784.15               | 4,778            | 4,778                        | 4,778   | \$885.32               | 60                | 60      |                           |         | 60                         | 60            | \$521.26             | \$2,190.73                  | 0.45%      |
| 166                       | 5525-008-005 | 3,659          | 3,659                        | 3,659     | \$525.88               | 2,400            | 2,400                        | 2,400   | \$444.70               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,318.09                  | 0.27%      |
| 167                       | 5525-008-006 | 3,659          | 3,659                        | 3,659     | \$525.88               | 4,736            | 4,736                        | 4,736   | \$877.54               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,750.93                  | 0.36%      |
| 168                       | 5525-008-007 | 1,830          | 1,830                        | 1,830     | \$263.01               | 1,800            | 1,800                        | 1,800   | \$333.52               | 20                | 20      |                           |         | 20                         | 20            | \$173.75             | \$770.29                    | 0.16%      |
| 169                       | 5525-008-008 | 3,659          | 3,659                        | 3,659     | \$525.88               | 3,200            | 3,200                        | 3,200   | \$592.93               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,466.32                  | 0.30%      |
| 170                       | 5525-008-009 | 3,877          | 3,877                        | 3,877     | \$557.22               | 2,349            | 2,349                        | 2,349   | \$435.25               | 43                | 43      | 90                        | 90      | 133                        | 133           | \$1,156.67           | \$2,149.13                  | 0.44%      |
| 171                       | 5525-008-032 | 5,345          | 5,345                        | 5,345     | \$768.20               | 1,810            | 1,810                        | 1,810   | \$335.38               | 59                | 56      | 82                        | 82      | 141                        | 138           | \$1,224.95           | \$2,328.53                  | 0.48%      |
| 172                       | 5525-017-011 | 16,814         | 16,814                       | 16,814    | \$2,416.56             | 23,039           | 23,039                       | 23,039  | \$4,268.92             | 153               | 153     | 110                       | 110     | 263                        | 263           | \$2,284.84           | \$8,970.33                  | 1.85%      |
| 173                       | 5525-017-019 | 16,814         | 16,814                       | 16,814    | \$2,416.56             | 4,102            | 4,102                        | 200     | \$760.06               | 153               | 153     | 110                       | 110     | 263                        | 263           | \$2,284.84           | \$5,461.47                  | 1.12%      |
| 174                       | 5525-018-001 | 9,670          | 9,670                        | 9,670     | \$1,389.80             | 6,160            | 6,160                        | 6,160   | \$1,141.39             | 89                | 89      | 110                       | 110     | 199                        | 199           | \$1,728.84           | \$4,260.03                  | 0.88%      |
| 175                       | 5525-018-002 | 4,400          | 4,400                        | 4,400     | \$632.38               | 5,784            | 5,784                        | 5,784   | \$1,071.72             | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$2,051.61                  | 0.42%      |
| 176                       | 5525-018-003 | 4,400          | 4,400                        | 4,400     | \$632.38               | 5,114            | 5,114                        | 5,114   | \$947.58               | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$1,927.47                  | 0.40%      |
| 177                       | 5525-018-004 | 4,400          | 4,400                        | 4,400     | \$632.38               | 6,080            | 6,080                        | 6,080   | \$1,126.57             | 40                | 40      |                           |         | 40                         | 40            | \$347.50             | \$2,106.46                  | 0.43%      |
| 178                       | 5525-018-026 | 9,480          | 9,480                        | 9,480     | \$1,362.50             | 6,773            | 6,773                        | 6,773   | \$1,254.98             | 84                | 84      | 103                       | 103     | 187                        | 187           | \$1,624.58           | \$4,242.06                  | 0.87%      |
|                           |              | 1,081,195      | 1,081,195                    |           | \$155,392.98           | 838,643          | 838,643                      |         | \$155,392.98           | 9,944             |         | 7,943                     |         | 17,887                     |               | \$155,392.98         | \$466,178.95                | 95.91%     |
| <b>Zone 2</b>             |              |                |                              |           |                        |                  |                              |         |                        |                   |         |                           |         |                            |               |                      |                             |            |
| 179                       | 5525-010-900 | 155,784        | 96,586                       | 155,784   | \$846.15               | 40,660           | 25,209                       | 25,209  | \$653.68               | 264               | 264     | 220.00                    | 1444.00 | 548                        | 1,708         | \$3,238.67           | \$4,738.50                  | 0.97%      |
| 180                       | 5527-021-900 | 1,065,042      | 660,326                      | 1,065,042 | \$5,784.85             | 371,795          | 230,513                      | 230,513 | \$5,977.32             | 816               | 816     | 110.00                    | 3371.00 | 574                        | 4,187         | \$3,392.33           | \$15,154.50                 | 3.12%      |
|                           |              | 1,220,826      | 756,912                      |           | \$6,631.00             | 412,455          | 255,722                      |         | \$6,631.00             | 1,080             |         | 330                       |         | 1,122                      |               | \$6,631.00           | \$19,893.00                 | 4.09%      |
|                           |              | 2,302,021      | 1,838,107                    |           | \$162,023.98           | 1,251,098        | 1,094,365                    |         | \$162,023.98           | 11,024            |         | 8,273                     |         | 19,009                     |               | \$162,023.98         | \$486,071.95                | 100.00%    |

|     | Budget Amount  | Assessment Rates |
|-----|----------------|------------------|
| 33% | \$155,392.9845 | \$0.1437         |
|     | \$6,630.9993   | \$0.0088         |
| 33% | \$155,392.9845 | \$0.1853         |
|     | \$6,630.9993   | \$0.0259         |
| 33% | \$155,392.9845 | \$8.6876         |
|     | \$6,630.9993   | \$5.9100         |

**Mario Montez** <mario.montez@lacity.org>

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## Melrose Petitions

1 message

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**Mario Montez** <mario.montez@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>  
Cc: Rita Moreno <rita.moreno@lacity.org>

Tue, Mar 27, 2018 at 10:44 AM

Don,

Just want to let you know that I'll be tabulating the Melrose petitions, so you can send them directly to me. Regarding the first batch of petitions, "Petitions to City #1 180323", the petitions on pages 19 thru 22 are not legible and cannot be processed. I'll give you an updated petition count after I process the rest of the first batch of petitions.

Thanks  
Mario



**Petitions to City #1 180323.pdf**  
2200K



Mario Montez &lt;mario.montez@lacity.org&gt;

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## Melrose Petitions

1 message

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**Mario Montez** <mario.montez@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>  
Cc: Rita Moreno <rita.moreno@lacity.org>

Wed, Mar 28, 2018 at 5:08 PM

Don,

After processing the first batch of Melrose petitions, the updated petition count is now **26.30%**. Below are my comments on three of the petitions - one of which we cannot count yet for reason listed below.

### **Sunday LLC (5526-009-003)**

The owner in the database and in county records is listed as Rosenthal Arlene F Trust Rosenthal Family Trust. If Sunday LLC is the new owner, we will need ownership documentation before we can count the petition.

### **7200 Melrose LLC (5525-014-027)**

The assessment amount listed on the petition is \$4,726.15 while the amount listed in the database is \$3,543.41. We can only count the amount that is listed in the database.

### **Melrose Crossing LLC (5525-017-011 & 019)**

There was a parcel number change for both parcels listed on the petition. Both parcel numbers listed above have been combined to one parcel 5525-017-024. Since the ownership has not changed, we can count the petition. I made the parcel change in the database, deleting the old parcels, adding the new parcel and combining all the data elements from the two old parcels. The new assessment (\$16,835.37) matches the sum of the assessments under the old parcels. The MDP & ER will have to be changed to reflect the parcel change.

Let me know if you have any questions.

Thanks  
Mario

# Melrose PBID Property Info Assessments 2019

## Petition Drive Management

| #                         | APN          | PROPERTY OWNER                                | TOTAL<br>ASSESSMENT<br>2019 | % of Total | Signed<br>Petition | Petition Tally | Pending<br>Petition | Pending<br>Tally | MBIA HOST                  | NOTES                                 |
|---------------------------|--------------|---|-----------------------------|------------|--------------------|----------------|---------------------|------------------|----------------------------|---------------------------------------|
| Zone 1 Fairfax to La Brea |              |   |                             |            |                    |                |                     |                  |                            |                                       |
| 1                         | 5525-009-022 | 7111 MELROSE PARTNERS LLC                     | \$6,293.21                  | 1.10%      |                    | \$0.00         | x                   | \$6,293.21       | Deny & Sylvia + DRD        |                                       |
| 2                         | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP       | \$4,091.45                  | 0.71%      | x                  | \$4,091.45     |                     | \$0.00           | Deny & Sylvia + DRD        | Chipolte; Fred's cousin; Steve Rogers |
| 3                         | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                   | \$4,399.32                  | 0.77%      |                    | \$0.00         |                     | \$0.00           |                            |                                       |
| 4                         | 5525-011-013 | HAGER DAVID AND JUDITH                        | \$2,047.04                  | 0.36%      |                    | \$0.00         |                     | \$0.00           |                            |                                       |
| 5                         | 5525-011-015 | STERN MIKE AND DENISE                         | \$1,563.77                  | 0.27%      |                    | \$0.00         | x                   | \$1,563.77       | -> Deny & Sylvia + DRD     | Aflalo - Harkham Melrose LLC & Stern  |
| 6                         | 5525-011-016 | STERN MIKE AND DENISE                         | \$1,590.34                  | 0.28%      |                    | \$0.00         | x                   | \$1,590.34       | -> Deny & Sylvia + DRD     | Aflalo - Harkham Melrose LLC & Stern  |
| 7                         | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST | \$2,034.54                  | 0.36%      |                    | \$0.00         |                     | \$0.00           |                            |                                       |
| 8                         | 5525-011-034 | KREGLER ETELKA M TRUST ETELKA M KREGLER TRUST | \$2,689.85                  | 0.47%      | x                  | \$2,689.85     |                     | \$0.00           | -> Deny & Sylvia -> Lala's |                                       |
| 9                         | 5525-011-035 | 7213 MELROSE LLC                              | \$1,563.77                  | 0.27%      | x                  | \$1,563.77     |                     | \$0.00           |                            | David Hay.                            |
| 10                        | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                  | \$5,089.98                  | 0.89%      |                    | \$0.00         |                     | \$0.00           |                            |                                       |
| 11                        | 5525-012-011 | KERMANI BENJAMIN                              | \$1,684.79                  | 0.29%      | x                  | \$1,684.79     |                     | \$0.00           |                            | David Hay can get sign.               |
| 12                        | 5525-012-012 | 7261 MELROSE AVENUE LLC (Ophir Stern)         | \$1,902.56                  | 0.33%      |                    | \$0.00         | x                   | \$1,902.56       | Deny & Sylvia & DRD        | Ophir Stern = PM for parents          |
| 13                        | 5525-012-013 | 7265 MELROSE AVENUE LLC                       | \$1,914.18                  | 0.33%      | x                  | \$1,914.18     |                     | \$0.00           |                            | David Hay.                            |
| 14                        | 5525-012-014 | WERKOW STEVEN A ET AL                         | \$1,922.49                  | 0.34%      |                    | \$0.00         | x                   | \$1,922.49       | Deny & Sylvia & DRD        | Rodrigo Vargas                        |
| 15                        | 5525-012-029 | BEHNU LP                                      | \$4,316.67                  | 0.75%      |                    | \$0.00         |                     | \$0.00           |                            |                                       |
| 16                        | 5525-013-002 | 1040 N WESTERN LLC                            | \$1,972.31                  | 0.34%      | x                  | \$1,972.31     |                     | \$0.00           | Deny & Sylvia & DRD        | Parviz Sarshar; did sign              |
| 17                        | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                    | \$1,756.41                  | 0.31%      | x                  | \$1,756.41     |                     | \$0.00           | Julian                     |                                       |
| 18                        | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                    | \$2,339.33                  | 0.41%      | x                  | \$2,339.33     |                     | \$0.00           | Julian                     |                                       |
| 19                        | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)      | \$1,902.56                  | 0.33%      | x                  | \$1,902.56     |                     | \$0.00           |                            | David Hay.                            |
| 20                        | 5525-013-027 | GROUNDLINGS CORPORATION                       | \$3,371.72                  | 0.59%      | x                  | \$3,371.72     |                     | \$0.00           | DRD                        |                                       |
| 21                        | 5525-013-028 | SIP 4500 LLC                                  | \$5,840.19                  | 1.02%      |                    | \$0.00         |                     | \$0.00           |                            |                                       |
| 22                        | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST           | \$1,518.51                  | 0.27%      | x                  | \$1,518.51     |                     | \$0.00           | -> Deny & Sylvia           |                                       |
| 23                        | 5525-014-003 | N AND H PARTNERS LLC                          | \$1,524.12                  | 0.27%      |                    | \$0.00         |                     | \$0.00           |                            | Hakakian?? 4/13/18                    |
| 24                        | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST          | \$1,756.41                  | 0.31%      | x                  | \$1,756.41     |                     | \$0.00           | Deny & Sylia               | Hakakian                              |
| 25                        | 5525-014-005 | SANDO PLACE LLC                               | \$1,756.41                  | 0.31%      |                    | \$0.00         | x                   | \$1,756.41       | DRD                        | Ophir Bitton                          |
| 26                        | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST     | \$4,933.64                  | 0.86%      |                    | \$0.00         |                     | \$0.00           |                            |                                       |
| 27                        | 5525-014-027 | 7200 MELROSE LLC                              | \$3,543.42                  | 0.62%      | x                  | \$3,543.42     |                     | \$0.00           | Fred                       | Louis Wolff                           |
| 28                        | 5525-015-001 | 7150 MELROSE LLC (Aaron Kin)                  | \$4,726.15                  | 0.83%      |                    | \$0.00         |                     | \$0.00           |                            |                                       |
| 29                        | 5525-015-002 | FADLON ASHER AND CARMELA                      | \$1,922.49                  | 0.34%      | x                  | \$1,922.49     |                     | \$0.00           | Isack                      |                                       |
| 30                        | 5525-015-003 | 7 MELROSE LLC                                 | \$2,339.33                  | 0.41%      |                    | \$0.00         |                     | \$0.00           |                            |                                       |
| 31                        | 5525-015-004 | ONE WAY REAL ESTATE LLC                       | \$1,793.78                  | 0.31%      |                    | \$0.00         |                     | \$0.00           |                            |                                       |
| 32                        | 5525-015-024 | 7174 MELROSE AVENUE LLC                       | \$3,318.83                  | 0.58%      |                    | \$0.00         |                     | \$0.00           | -> Deny & Sylvia + DRD.    | Anat Esher                            |
| 33                        | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY          | \$3,633.76                  | 0.63%      |                    | \$0.00         | x                   | \$3,633.76       |                            | Daniel                                |
| 34                        | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY          | \$1,342.55                  | 0.23%      |                    | \$0.00         | x                   | \$1,342.55       |                            | Daniel                                |
| 35                        | 5525-016-009 | JORDAN EDD M                                  | \$1,810.18                  | 0.32%      |                    | \$0.00         | x                   | \$1,810.18       | > Deny & Sylvia            | No; "gentrification" per DW.          |
| 36                        | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS  | \$3,781.51                  | 0.66%      | x                  | \$3,781.51     |                     | \$0.00           | Deny & Sylvia              | Hakakian                              |
|                           |              |   |                             |            |                    | \$0.00         |                     | \$0.00           |                            |                                       |

**Melrose PBID Property Info Assessments 2019**  
**Petition Drive Management**

| #  | APN          | PROPERTY OWNER  | TOTAL<br>ASSESSMENT<br>2019 | % of Total | Signed<br>Petition | Petition Tally | Pending<br>Petition | Pending<br>Tally | MBIA HOST                  | NOTES                         |
|----|--------------|---|-----------------------------|------------|--------------------|----------------|---------------------|------------------|----------------------------|-------------------------------|
| 37 | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                              | \$4,654.33                  | 0.81%      | x                  | \$4,654.33     |                     | \$0.00           | -> Deny & Sylvia           |                               |
| 38 | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                    | \$3,784.24                  | 0.66%      |                    | \$0.00         | x                   | \$3,784.24       | -> Deny & Sylvia           |                               |
| 39 | 5526-008-026 | GROUNDLINGS   | \$2,356.80                  | 0.41%      | x                  | \$2,356.80     |                     | \$0.00           | DRD                        |                               |
| 40 | 5526-008-028 | MELROSE ASPIRATIONS LLC                                       | \$4,881.35                  | 0.85%      |                    | \$0.00         | x                   | \$4,881.35       | -> Deny & Sylvia           | Ray Klemp                     |
| 41 | 5526-009-002 | 7361 MELROSE AVENUE LLC                                       | \$2,387.49                  | 0.42%      | x                  | \$2,387.49     |                     | \$0.00           |                            | David Hay.                    |
| 42 | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST               | \$1,706.59                  | 0.30%      | x                  | \$1,706.59     |                     | \$0.00           | Fred's Cousin - Sunday LLC |                               |
| 43 | 5526-009-025 | COLABELLA PROPERTIES  | \$1,889.27                  | 0.33%      | x                  | \$1,889.27     |                     | \$0.00           | Deny & Sylvia              |                               |
| 44 | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                     | \$1,764.72                  | 0.31%      | x                  | \$1,764.72     |                     | \$0.00           | Deny & Sylvia & DRD        |                               |
| 45 | 5526-009-027 | WINETT KENNETH R TRUST  | \$5,062.36                  | 0.88%      | x                  | \$5,062.36     |                     | \$0.00           | Deny & Sylvia & DRD        |                               |
| 46 | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST                 | \$4,475.55                  | 0.78%      | x                  | \$4,475.55     |                     | \$0.00           | Deny & Sylvia              | Hakakian                      |
| 47 | 5526-010-001 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRUST | \$4,357.41                  | 0.76%      |                    | \$0.00         |                     | \$0.00           | Deny & Sylvia              | Objections from the past. No. |
| 48 | 5526-010-002 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRUST | \$2,156.03                  | 0.38%      |                    | \$0.00         |                     | \$0.00           | Deny & Sylvia              | Objections from the past. No. |
| 49 | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST               | \$1,962.76                  | 0.34%      | x                  | \$1,962.76     |                     | \$0.00           | Fred                       |                               |
| 50 | 5526-010-025 | BRS LLC   | \$1,507.30                  | 0.26%      |                    | \$0.00         |                     | \$0.00           |                            |                               |
| 51 | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                           | \$1,639.12                  | 0.29%      |                    | \$0.00         |                     | \$0.00           |                            |                               |
| 52 | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                                | \$2,499.85                  | 0.44%      |                    | \$0.00         |                     | \$0.00           |                            |                               |
| 53 | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                    | \$1,966.08                  | 0.34%      |                    | \$0.00         |                     | \$0.00           |                            |                               |
| 54 | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                    | \$6,196.67                  | 1.08%      |                    | \$0.00         |                     | \$0.00           |                            |                               |
| 55 | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST            | \$1,680.61                  | 0.29%      | x                  | \$1,680.61     |                     | \$0.00           | Deny & Sylvia              | The Umbrella Co               |
| 56 | 5526-011-024 | 7449 MELROSE LLC  | \$2,952.48                  | 0.52%      | x                  | \$2,952.48     |                     | \$0.00           | Deny & Sylvia              | Iris Sela                     |
| 57 | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                         | \$1,995.12                  | 0.35%      | x                  | \$1,995.12     |                     | \$0.00           | DRD                        | Blackbird Restaurant          |

**Melrose PBID Property Info Assessments 2019**  
**Petition Drive Management**

| #  | APN          | PROPERTY OWNER  | TOTAL<br>ASSESSMENT<br>2019 | % of Total | Signed<br>Petition | Petition Tally | Pending<br>Petition | Pending<br>Tally | MBIA HOST                  | NOTES                                   |
|----|--------------|---|-----------------------------|------------|--------------------|----------------|---------------------|------------------|----------------------------|---|
| 58 | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TRUST | \$1,560.65                  | 0.27%      | x                  | \$1,560.65     |                     | \$0.00           | Deny & Sylvia              |   |
| 59 | 5526-012-025 | JOLIE MELROSE LLC   | \$1,451.25                  | 0.25%      | x                  | \$1,451.25     |                     | \$0.00           | Deny & Sylvia              |   |
| 60 | 5526-012-026 | HERSON PROPERTIES LLC   | \$2,202.53                  | 0.38%      | x                  | \$2,202.53     |                     | \$0.00           | ->2 Deny & Sylvia          |   |
| 61 | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                           | \$3,251.70                  | 0.57%      |                    | \$0.00         |                     | \$0.00           |                            |   |
| 62 | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                   | \$1,311.64                  | 0.23%      |                    | \$0.00         |                     | \$0.00           |                            |   |
| 63 | 5526-012-030 | L B L DEVELOPMENT COMPANY                                     | \$3,401.89                  | 0.59%      | x                  | \$3,401.89     |                     | \$0.00           | Isack                      | Dan Laibman                             |
| 64 | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST        | \$3,844.58                  | 0.67%      | x                  | \$3,844.58     |                     | \$0.00           | -> Deny & Sylvia & DRD     | David Hay                               |
| 65 | 5526-013-002 | BLITZ RICHARD COMPANY TRUST BLITZ FAMILY TRUST                | \$1,894.67                  | 0.33%      | x                  | \$1,894.67     |                     | \$0.00           | Deny & Sylvia              |   |
| 66 | 5526-013-003 | 7561 MELROSE LLC  | \$1,673.38                  | 0.29%      |                    | \$0.00         |                     | \$0.00           |                            | Parviz Sarshar; he didn't sign this one |
| 67 | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                          | \$1,839.45                  | 0.32%      |                    | \$0.00         | x                   | \$1,839.45       | DRD                        | ACE / Aimee Minton / Carrie Richardsor  |
| 68 | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC                | \$1,856.06                  | 0.32%      |                    | \$0.00         |                     | \$0.00           |                            |   |
| 69 | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                                  | \$3,976.19                  | 0.69%      |                    | \$0.00         | x                   | \$3,976.19       |                            | David Hay.                              |
| 70 | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN           | \$4,348.45                  | 0.76%      |                    | \$0.00         | x                   | \$4,348.45       | > Deny & Sylvia / Harkham  | Aflalo                                  |
| 71 | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                                  | \$1,889.27                  | 0.33%      |                    | \$0.00         |                     | \$0.00           |                            |   |
| 72 | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND             | \$2,088.56                  | 0.36%      |                    | \$0.00         | x                   | \$2,088.56       | -> Deny & Sylvia & DRD     | Property vesting has changed per Judy;  |
| 73 | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                     | \$3,110.31                  | 0.54%      |                    | \$0.00         |                     | \$0.00           |                            |   |
| 74 | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                                  | \$2,250.37                  | 0.39%      |                    | \$0.00         | x                   | \$2,250.37       | > Deny & Sylvia / Harkham? | Aflalo                                  |
| 75 | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                            | \$1,880.97                  | 0.33%      |                    | \$0.00         | x                   | \$1,880.97       | -> Deny & Sylvia           | Shabani?                                |
| 76 | 5526-015-025 | MELROSE RENTALS LLC   | \$1,590.34                  | 0.28%      | x                  | \$1,590.34     |                     | \$0.00           | Deny & Sylvia & DRD        | Diane & John Petrula                    |
| 77 | 5526-015-026 | MONTE NAPOLEONE INC   | \$1,922.49                  | 0.34%      | x                  | \$1,922.49     |                     | \$0.00           | Deny & Sylvia              | 7618 to 7620 Melrose                    |
| 78 | 5526-015-027 | HCB EQUITIES LLC (Starbucks)                                  | \$2,920.68                  | 0.51%      | x                  | \$2,920.68     |                     | \$0.00           | Deny & Sylvia & DRD        | Starbucks                               |
| 79 | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TRUST     | \$6,344.43                  | 1.11%      | x                  | \$6,344.43     |                     | \$0.00           | Deny & Sylvia              |   |
| 80 | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST         | \$4,711.93                  | 0.82%      |                    | \$0.00         | x                   | \$4,711.93       | Deny & Sylvia & DRD        |   |
| 81 | 5526-016-002 | SIDON INC   | \$1,839.45                  | 0.32%      |                    | \$0.00         | x                   | \$1,839.45       | ->2 Deny & Sylvia          | Simon Legassy                           |
| 82 | 5526-016-025 | FISCH PROPERTIES LP   | \$1,839.45                  | 0.32%      | x                  | \$1,839.45     |                     | \$0.00           | Deny & Sylvia              | Aflalo                                  |
| 83 | 5526-016-028 | FISCH PROPERTIES LP   | \$4,613.11                  | 0.81%      | x                  | \$4,613.11     |                     | \$0.00           | Deny & Sylvia              | Aflalo                                  |
| 84 | 5526-017-026 | WINETT KENNETH R TRUST  | \$4,633.09                  | 0.81%      | x                  | \$4,633.09     |                     | \$0.00           | Deny & Sylvia & DRD        |   |
| 85 | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                     | \$8,675.16                  | 1.51%      |                    | \$0.00         | x                   | \$8,675.16       | DRD                        | CVS                                     |
| 86 | 5526-018-001 | SANKOWICH LEE D   | \$1,495.67                  | 0.26%      | x                  | \$1,495.67     |                     | \$0.00           | Deny & Sylvia              |   |
| 87 | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                             | \$1,492.02                  | 0.26%      |                    | \$0.00         |                     | \$0.00           | Deny & Sylvia + Andy M     |   |
| 88 | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                             | \$2,073.07                  | 0.36%      |                    | \$0.00         |                     | \$0.00           | Deny & Sylvia + Andy M     |   |
| 89 | 5526-018-024 | MESELSON ANDREW ET AL   | \$4,560.12                  | 0.80%      | x                  | \$4,560.12     |                     | \$0.00           | Messelson                  |   |
| 90 | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                            | \$3,462.84                  | 0.60%      |                    | \$0.00         |                     | \$0.00           | -> Deny & Sylvia           | Shabani?                                |
| 91 | 5526-019-001 | JANCSO JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCSO TRUST   | \$5,837.53                  | 1.02%      | x                  | \$5,837.53     |                     | \$0.00           | > Deny & Sylvia & DRD      |   |
| 92 | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                                   | \$1,474.92                  | 0.26%      |                    | \$0.00         |                     | \$0.00           |                            |   |
| 93 | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                                   | \$1,926.64                  | 0.34%      |                    | \$0.00         |                     | \$0.00           |                            |   |
| 94 | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                                   | \$1,800.22                  | 0.31%      |                    | \$0.00         |                     | \$0.00           |                            |   |
| 95 | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                     | \$4,707.40                  | 0.82%      |                    | \$0.00         |                     | \$0.00           | DRD                        | Wasteland?                              |
| 96 | 5526-020-001 | AMZALAG INVESTMENTS LLC                                       | \$2,794.13                  | 0.49%      | d                  | \$0.00         |                     | \$0.00           | Kim -> Luv Baked Wings     | Luv Baked Wings                         |
| 97 | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                                    | \$1,905.88                  | 0.33%      | d                  | \$0.00         |                     | \$0.00           | Kim -> Sal                 | Kim -> Sal                              |

**Melrose PBID Property Info Assessments 2019**  
**Petition Drive Management**

| #   | APN          | PROPERTY OWNER  | TOTAL<br>ASSESSMENT<br>2019 | % of Total | Signed<br>Petition | Petition Tally | Pending<br>Petition | Pending<br>Tally | MBIA HOST                                       | NOTES                                  |
|-----|--------------|---|-----------------------------|------------|--------------------|----------------|---------------------|------------------|---|--|
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST       | \$1,820.77                  | 0.32%      |                    | \$0.00         | x                   | \$1,820.77       | Isack   | Maya                                   |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                      | \$1,882.63                  | 0.33%      | x                  | \$1,882.63     |                     | \$0.00           | Isack   |  |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                     | \$3,429.79                  | 0.60%      |                    | \$0.00         | x                   | \$3,429.79       | DRD   | ACE / Aimee Minton / Carrie Richardsor |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                                | \$4,757.20                  | 0.83%      | x                  | \$4,757.20     |                     | \$0.00           | Deny & Sylvia                                   | Hakakian                               |
| 102 | 5526-021-001 | MELROSE POINT LLC   | \$4,435.22                  | 0.77%      | x                  | \$4,435.22     |                     | \$0.00           | -> Julian -> Zachary Zalben (Jill Black Zalber) |  |
| 103 | 5526-021-002 | BEACH PLAZA LLC   | \$1,843.60                  | 0.32%      | x                  | \$1,843.60     |                     | \$0.00           | Deny & Sylvia                                   | Hakakian                               |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS               | \$2,358.72                  | 0.41%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERPRISE | \$1,801.99                  | 0.31%      |                    | \$0.00         |                     | \$0.00           |   | A                                      |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST       | \$5,443.59                  | 0.95%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                       | \$3,470.31                  | 0.61%      | x                  | \$3,470.31     |                     | \$0.00           | DRD / Josette                                   | "Chef Josette on Normandie LLC"        |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLAKE  | \$2,130.32                  | 0.37%      | x                  | \$2,130.32     |                     | \$0.00           | Deny & Sylvia                                   |  |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                               | \$2,728.65                  | 0.48%      | x                  | \$2,728.65     |                     | \$0.00           | Deny & Sylvia + DRD                             |  |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                        | \$1,801.55                  | 0.31%      | x                  | \$1,801.55     |                     | \$0.00           | Julian  |  |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC (Car Wash)                        | \$3,852.97                  | 0.67%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                                | \$2,510.80                  | 0.44%      |                    | \$0.00         | x                   | \$2,510.80       | ->3 Deny & Sylvia                               |  |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                 | \$3,151.00                  | 0.55%      |                    | \$0.00         | x                   | \$3,151.00       | ->3 Deny & Sylvia                               |  |
| 114 | 5527-008-026 | 499 CANON LLC   | \$4,092.65                  | 0.71%      | x                  | \$4,092.65     |                     | \$0.00           | -> Deny & Sylvia -> Sammy Younai                |  |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR      | \$3,847.95                  | 0.67%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST           | \$1,502.59                  | 0.26%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 117 | 5527-009-012 | FADLON ISACK  | \$1,154.52                  | 0.20%      | x                  | \$1,154.52     |                     | \$0.00           | Isack   |  |
| 118 | 5527-009-013 | FADLON ISACK  | \$2,799.26                  | 0.49%      | x                  | \$2,799.26     |                     | \$0.00           | Isack   |  |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST               | \$2,474.50                  | 0.43%      |                    | \$0.00         | x                   | \$2,474.50       | Deny & Sylvia                                   | After Don visit                        |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                  | \$2,591.68                  | 0.45%      | x                  | \$2,591.68     |                     | \$0.00           | Isack   |  |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                       | \$3,566.89                  | 0.62%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                  | \$2,608.69                  | 0.46%      | x                  | \$2,608.69     |                     | \$0.00           | Isack   |  |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                         | \$5,287.82                  | 0.92%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                    | \$2,276.67                  | 0.40%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                       | \$2,013.85                  | 0.35%      | x                  | \$2,013.85     |                     | \$0.00           | DRD   |  |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                  | \$1,826.61                  | 0.32%      |                    | \$0.00         |                     | \$0.00           |   | Ask for Blum help; Warren says "no way |
| 127 | 5527-010-013 | GOLBARI LLC   | \$4,275.33                  | 0.75%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 128 | 5527-011-005 | MELFAX HOLDINGS LLC                                       | \$2,659.41                  | 0.46%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                            | \$3,162.10                  | 0.55%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                     | \$2,361.59                  | 0.41%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 131 | 5527-022-001 | KLEINBERG TRUST   | \$4,807.65                  | 0.84%      |                    | \$0.00         |                     | \$0.00           |   |  |
| 132 | 5527-022-002 | K G MELROSE PROPERTIES LLC                                | \$904.54                    | 0.16%      | x                  | \$904.54       |                     | \$0.00           | DRD   | Gary Greene                            |
| 133 | 5527-022-025 | K G MELROSE PROPERTIES LLC                                | \$1,152.99                  | 0.20%      | x                  | \$1,152.99     |                     | \$0.00           | DRD   | Gary Greene                            |
| 134 | 5527-022-026 | K G MELROSE PROPERTIES LLC                                | \$1,350.20                  | 0.24%      | x                  | \$1,350.20     |                     | \$0.00           | DRD   | Gary Greene                            |
| 135 | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                              | \$4,787.72                  | 0.84%      | x                  | \$4,787.72     |                     | \$0.00           | DRD   | Gary Greene                            |
| 136 | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES ROSETT  | \$1,831.15                  | 0.32%      | x                  | \$1,831.15     |                     | \$0.00           | ->2 Deny & Sylvia & DRD                         |  |

# Melrose PBID Property Info Assessments 2019

## Petition Drive Management

| #                              | APN          | PROPERTY OWNER   | TOTAL ASSESSMENT 2019 | % of Total | Signed Petition | Petition Tally | Pending Petition | Pending Tally | MBIA HOST           | NOTES                                       |
|--------------------------------|--------------|--|-----------------------|------------|-----------------|----------------|------------------|---------------|---------------------|---|
| 137                            | 5527-023-025 | D A D E S INC  | \$1,590.34            | 0.28%      | x               | \$1,590.34     |                  | \$0.00        | Deny & Sylvia & DRD |   |
| 138                            | 5527-023-026 | YOUNG ISRAEL OF L A                                      | \$4,034.06            | 0.70%      |                 | \$0.00         | x                | \$4,034.06    | Deny & Sylvia       |   |
| 139                            | 5527-023-029 | 7650 MELROSE LLC   | \$6,154.91            | 1.07%      | x               | \$6,154.91     |                  | \$0.00        | ->2 Deny & Sylvia   | Urban Outfitters                            |
|                                |              |  | \$0.00                |            |                 |                |                  |               |                     |   |
|                                |              | Zone 1 Sub Totals  | \$400,850.96          | 69.98%     |                 | \$174,891.28   | 43.6%            | \$79,512.29   | 19.8%               | 63.5%                                       |
| Zone 2 Public Schools          |              |  |                       |            |                 |                |                  |               |                     |   |
| 140                            | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY         | \$6,282.66            | 1.10%      |                 | \$0.00         | x                | \$6,282.66    | Pierson + DRD       |   |
| 141                            | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS                 | \$38,510.33           | 6.72%      |                 | \$0.00         | x                | \$38,510.33   | Pierson + DRD       |   |
|                                |              |  |                       |            |                 |                |                  |               |                     |   |
|                                |              | Zone 2 Sub Totals  | \$44,793.00           | 7.82%      |                 |                | 0.0%             | \$44,793.00   | 100.0%              | 100.0%                                      |
| Zone 3 E/O La Brea to Highland |              |  |                       |            |                 |                |                  |               |                     |   |
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC (Ophir Stern)                  | \$3,691.70            | 0.64%      |                 | \$0.00         | x                | \$3,691.70    | Deny & Sylvia       |   |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST                 | \$1,792.49            | 0.31%      | x               | \$1,792.49     |                  | \$0.00        | Messelson + DRD     |   |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST                 | \$1,463.90            | 0.26%      | x               | \$1,463.90     |                  | \$0.00        | Messelson + DRD     |   |
| 145                            | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED ESTATE | \$3,484.60            | 0.61%      | x               | \$3,484.60     |                  | \$0.00        | DRD                 |   |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                          | \$2,732.02            | 0.48%      |                 | \$0.00         |                  | \$0.00        |                     |   |
| 147                            | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                            | \$1,706.02            | 0.30%      | x               | \$1,706.02     |                  | \$0.00        | -> Deny & Sylvia    |   |
| 148                            | 5524-014-023 | MADISON RENTALS WEST LLC                                 | \$1,130.42            | 0.20%      | x               | \$1,130.42     |                  | \$0.00        |                     |   |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST      | \$5,543.57            | 0.97%      |                 | \$0.00         |                  | \$0.00        | Deny & Sylvia       | After street sweeping schedule modification |
| 150                            | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIAKJIAN SONIA               | \$4,229.07            | 0.74%      |                 | \$0.00         | x                | \$4,229.07    | Deny & Sylvia       |   |
| 151                            | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST           | \$4,033.64            | 0.70%      | x               | \$4,033.64     |                  | \$0.00        | Deny & Sylvia & DRD |   |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                                    | \$5,454.45            | 0.95%      | x               | \$5,454.45     |                  | \$0.00        | DRD                 | Lawson-Fenning; Maria Malbas; Todd W        |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                       | \$4,290.54            | 0.75%      | x               | \$4,290.54     |                  | \$0.00        | DRD                 |   |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST         | \$2,751.08            | 0.48%      |                 | \$0.00         |                  | \$0.00        |                     |   |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                                 | \$7,002.23            | 1.22%      | x               | \$7,002.23     |                  | \$0.00        | Deny & Sylvia       |   |
| 156                            | 5524-017-001 | MELHAM LLC   | \$8,197.51            | 1.43%      | x               | \$8,197.51     |                  | \$0.00        | Deny & Sylvia       | Mozza; Michel Bolour                        |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                                | \$2,167.57            | 0.38%      | x               | \$2,167.57     |                  | \$0.00        | Deny & Sylvia       | Sean Nasser                                 |
| 158                            | 5524-017-019 | 6620 MELROSE LLC   | \$2,328.25            | 0.41%      | x               | \$2,328.25     |                  | \$0.00        | Deny & Sylvia       | Sean Nasser                                 |
| 159                            | 5524-017-020 | BOYD MELROSE LLC   | \$2,992.07            | 0.52%      | x               | \$2,992.07     |                  | \$0.00        | Deny & Sylvia       | Doug Boyd                                   |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                     | \$3,688.41            | 0.64%      |                 | \$0.00         |                  | \$0.00        |                     |   |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                     | \$725.78              | 0.13%      |                 | \$0.00         |                  | \$0.00        |                     |   |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                     | \$709.52              | 0.12%      |                 | \$0.00         |                  | \$0.00        |                     |   |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                     | \$1,047.67            | 0.18%      |                 | \$0.00         |                  | \$0.00        |                     |   |

Melrose PBID Property Info Assessments 2019  
Petition Drive Management

| #                         | APN          | PROPERTY OWNER                          | TOTAL<br>ASSESSMENT<br>2019 | % of Total | Signed<br>Petition | Petition Tally | Pending<br>Petition | Pending<br>Tally | MBIA HOST           | NOTES                                  |
|---------------------------|--------------|---|-----------------------------|------------|--------------------|----------------|---------------------|------------------|---------------------|--|
| 164                       | 5525-007-007 | 6911 MELROSE AVENUE LLC                 | \$2,422.94                  | 0.42%      |                    | \$0.00         |                     | \$0.00           |                     |  |
| 165                       | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC  | \$1,704.99                  | 0.30%      |                    | \$0.00         | x                   | \$1,704.99       | DRD                 | ACE / Aimee Minton / Carrie Richardsor |
| 166                       | 5525-007-009 | ROSENTHAL CLARA                         | \$2,752.05                  | 0.48%      |                    | \$0.00         |                     | \$0.00           |                     |  |
| 167                       | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC      | \$2,714.52                  | 0.47%      |                    | \$0.00         |                     | \$0.00           |                     |  |
| 168                       | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                | \$1,625.69                  | 0.28%      |                    | \$0.00         |                     | \$0.00           |                     |  |
| 169                       | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC             | \$2,184.33                  | 0.38%      | x                  | \$2,184.33     |                     | \$0.00           | Deny & Sylvia       | Mehdi Bolour                           |
| 170                       | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC             | \$956.42                    | 0.17%      | x                  | \$956.42       |                     | \$0.00           | Deny & Sylvia       | Mehdi Bolour                           |
| 171                       | 5525-008-008 | BROWN MICHAEL H                         | \$1,817.00                  | 0.32%      |                    | \$0.00         |                     | \$0.00           | ???                 | Not Hakakian                           |
| 172                       | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST       | \$2,598.38                  | 0.45%      |                    | \$0.00         |                     | \$0.00           |                     |  |
| 173                       | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                | \$2,779.00                  | 0.49%      |                    | \$0.00         |                     | \$0.00           |                     |  |
| 174                       | 5525-017-011 | MELROSE CROSSING LLC                    | \$11,148.60                 | 1.95%      | x                  | \$11,148.60    |                     | \$0.00           | Daniel              |  |
| 175                       | 5525-017-019 | MELROSE CROSSING LLC                    | \$5,686.77                  | 0.99%      | x                  | \$5,686.77     |                     | \$0.00           | Daniel              |  |
| 176                       | 5525-018-001 | MORRIS ANDREW                           | \$5,202.08                  | 0.91%      |                    | \$0.00         |                     | \$0.00           |                     |  |
| 177                       | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC       | \$2,565.51                  | 0.45%      |                    | \$0.00         |                     | \$0.00           |                     |  |
| 178                       | 5525-018-003 | MARCUS KENNETH C                        | \$2,405.28                  | 0.42%      |                    | \$0.00         |                     | \$0.00           |                     |  |
| 179                       | 5525-018-004 | AGENT 99 LLC                            | \$2,636.29                  | 0.46%      |                    | \$0.00         |                     | \$0.00           |                     |  |
| 180                       | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES | \$4,801.60                  | 0.84%      | x                  | \$4,801.60     |                     | \$0.00           | Deny & Sylvia + DRD |  |
|                           |              | Zone 3 Sub Totals                       | \$127,163.99                | 22.2%      |                    | \$70,821.41    | 55.7%               | \$9,625.76       | 7.6%                | 63.3%                                  |
| Melrose PBID Grand Totals |              |   | \$572,807.94                | 100%       |                    | \$245,712.69   | 42.9%               | \$133,931.05     | 23.4%               | 66.3%                                  |

Melrose PBID Property Info Assessments 2019  
Petition Drive Management

| # | APN | PROPERTY OWNER | TOTAL<br>ASSESSMENT<br>2019 | % of Total | Signed<br>Petition | Petition Tally | Pending<br>Petition | Pending<br>Tally | MBIA HOST | NOTES |
|---|-----|----------------|-----------------------------|------------|--------------------|----------------|---------------------|------------------|-----------|-------|
|---|-----|----------------|-----------------------------|------------|--------------------|----------------|---------------------|------------------|-----------|-------|



Mario Montez &lt;mario.montez@lacity.org&gt;

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## Petitions for Melrose BID Renewal

10 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>

Fri, Apr 13, 2018 at 5:30 PM

To: Rita Moreno &lt;rita.moreno@lacity.org&gt;

Cc: Mario Montez &lt;mario.montez@lacity.org&gt;, Dennis Rader &lt;dennis.rader@lacity.org&gt;

Attached is the 4th batch of Petitions submitted for City approval.

Also attached is our Petition Drive spreadsheet. Are we in agreement as to the current Petition status?

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### 2 attachments

**Petitions to City #4 180413.pdf**

584K

**Petition Drive Mario Review Copy 180413 3Z.xls**

233K

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**Mario Montez** <mario.montez@lacity.org>

Mon, Apr 16, 2018 at 9:23 AM

To: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;

Confirming receipt of batch #4. Will give you an updated count as soon as I'm done processing all the petitions.

Thanks

Mario

[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Mon, Apr 16, 2018 at 9:34 AM

To: Mario Montez &lt;mario.montez@lacity.org&gt;

Thank you. Please compare my list with yours so we can know what, if any, discrepancies are.

[Quoted text hidden]

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**Mario Montez** <mario.montez@lacity.org>

Mon, Apr 16, 2018 at 5:05 PM

To: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;

Don,

Updated petition count is now **35.53%**. This includes all the petitions from batch #4 except for two petitions which were not legible. The two petitions are listed below.

**HCB Equities LLC** (5526-015-027) is on page 10 of batch #4

**Jolie Melrose LLC** (5526-012-025) is on page 12 of batch #4

Thanks

Mario

[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Mon, Apr 16, 2018 at 5:13 PM

To: Mario Montez &lt;mario.montez@lacity.org&gt;

Thanks Mario. I will have better copies delivered to you tomorrow.

More importantly: our numbers do not agree and I don't know where. Please either send me a copy of your tally sheet or check mine that I sent so we can reconcile.

Thank you.

[Quoted text hidden]

---

**Mario Montez** <mario.montez@lacity.org>

Tue, Apr 17, 2018 at 10:21 AM

To: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;

Attached is the tally sheet.

[Quoted text hidden]

**Melrose BID2019 Renewal FINAL & Petition Count by Owner.xlsx**

94K

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Tue, Apr 17, 2018 at 9:37 PM

To: Mario Montez &lt;mario.montez@lacity.org&gt;

Cc: Rita Moreno &lt;rita.moreno@lacity.org&gt;

Good Morning Rita & Mario...

You should have received yesterday by UPS delivery the following 2 Petitions which were not legible:

**HCB Equities LLC** (5526-015-027) is on page 10 of batch #4

**Jolie Melrose LLC** (5526-012-025) is on page 12 of batch #4

After reviewing your tally sheet we identified 12 Petitions that were not included, which are hereby submitted as Batch #5 180417. Our tally sheets should be in sync if you add the attached. Please re-send to me your revised tally so that we can double check.

Thank you.

[Quoted text hidden]

**Petitions to City #5 180417.pdf**

595K

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**Mario Montez** <mario.montez@lacity.org>

Wed, Apr 18, 2018 at 9:33 AM

To: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;

Don,

Confirming receipt of batch #5 petitions as well as the HCB Equities and Jolie Melrose petitions. Will give you an updated petition count as soon as I'm done processing these petitions.

Thanks

Mario

[Quoted text hidden]

---

**Mario Montez** <mario.montez@lacity.org>

Wed, Apr 18, 2018 at 10:43 AM

To: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;

Don,

The updated petition count is now **42.55%**. This includes the HCB Equities and Jolie Melrose petitions as well as all the batch #5 petitions except for one listed below which was not legible.

**Lehoang Mike M and Dzung and Le Duc H** (5526-011-025) listed on page 10 of batch #5.

Attached is the tally sheet.

Thanks  
Mario  
[Quoted text hidden]

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 **Melrose BID2019 Renewal FINAL & Petition Count by Owner.xlsx**  
94K

---


**Donald Duckworth** <duckworth.donald@gmail.com> Wed, Apr 18, 2018 at 9:21 PM  
To: Mario Montez <mario.montez@lacity.org>  
Cc: Rita Moreno <rita.moreno@lacity.org>

Thanks Mario. Our Tally sheets are now in sync.

Attached is another copy of the Lehoang Petition. It should be more legible than the previous copy we sent.

[Quoted text hidden]

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 **Lehoang Petition 180322.jpeg**  
99K

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: CHEF JOSETTE AT NORMANDIE LLC

| APN NUMBER   | SITE ADDRESS            | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|-------------------------|----------------------|------------|
| 5527-007-001 | 7653 MELROSE            | \$3,470.31           | 0.61%      |
|              | NEW OWNER DINK DECEASED |                      |            |
| TOTALS       |                         | \$3,470.31           | 0.61%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

JOSETTE LE BLOND

Property Owner's OR Duly Authorized Representative's  
Signature



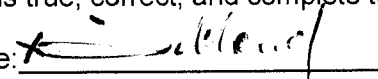
Title  
(Please Print or Type)

PROPERTY OWNER

Date

3/7/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, JOSETTE LE BLOND, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3 / 7 / 2018. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

JOSETTE

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER LEHMAN, MIKE M AND DZUNG AND LE DUK H

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5526011025 | 7453 MELROSE AVE | 1,995.12             | 35%        |
| TOTALS     |                  | \$1,995.12           | 35%        |

☒ YES I want my property(ies) to be included in this Business Improvement District

Property Owner's Name  
(Please Print or Type)

Property Owner (or Prop. Authorized Representative)  
Signature

Title  
(Please Print or Type)

Date

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, \_\_\_\_\_ hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of \_\_\_\_\_.

Petitioner Signature X

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 7650 MELROSE LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5527-023-029 | 7650 MELROSE | \$6,154.91           | 1.07%      |
|              |              | TOTALS \$6,154.91    | 1.07%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

7650 Melrose LLC

Property Owner's OR Duly Authorized Representative's  
Signature

*Jennifer L Johnson*

Title  
(Please Print or Type)

Duly Authorized Representative

Date

03/21/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, Jennifer Johnson, hereby certify (or declare) under penalty of perjury under the laws of the  
State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of  
liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to  
the best of my knowledge as of 03 / 21 / 18. Petitioner Signature: *Jennifer L Johnson*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

Urban  
Outfitters

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: ROSSETTO INVESTMENTS LLC

| APN NUMBER | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE     |
|------------|--------------|----------------------|----------------|
| 552707024  | 7769 MELROSE | 2,591.68             | 0.45%          |
|            |              | TOTALS               | 2,591.68 0.45% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type) ANDREA ROSSETTO

Property Owner's OR Duly Authorized Representative's  
Signature X [Signature]

Title  
(Please Print or Type) MEMBER

Date 3-14-2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petitioner)**

I, ANDREA ROSSETTO, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 03 / 14 / 2018 Petitioner Signature: X [Signature]

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: GTL ROBERTSON PROPERTIES LLC  
(AMERICAN AIRLINE)

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE       |
|------------|------------------|----------------------|------------------|
| 5527022027 | 7720 MELROSE AVE | 4,787.72             | .84              |
|            |                  | TOTALS               | \$4,787.72 .84 % |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

GTL Robertson Properties, LLC

Property Owner's OR Duly Authorized Representative's  
Signature

[Signature]

Title  
(Please Print or Type)

MANAGER

Date

3/1/14

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Lori Guden, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3/1/14. Petitioner Signature: [Signature]

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: K9 MELROSE PROPERTIES LLC

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u>      |
|-------------------|---------------------|------------------------------|------------------------|
| 5527022020        | 7714 MELROSE AVE    | 1,350.20                     | .24%                   |
|                   |                     | <b>TOTALS</b>                | <b>\$1,350.20 .24%</b> |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

K-G Melrose Properties LLC

Property Owner's OR Duly Authorized Representative's  
Signature

*[Signature]*

Title  
(Please Print or Type)

Manager

Date

3/9/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Leif Gordon, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3/9/18. Petitioner Signature: *[Signature]*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: KG MELROSE PROPERTIES LLC

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5527 022 002      | 7708 MELROSE AVE    | 904.54                       | .16%              |
| 5527 022 025      | 7710 MELROSE AVE    | 1,152.99                     | .20%              |
| TOTALS            |                     | \$2,057.53                   | .36%              |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

K G Melrose Properties, LLC

Property Owner's OR Duly Authorized Representative's  
Signature

Lori Gordon

Title  
(Please Print or Type)

Manager

Date

3/9/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, LORI GORDON, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3/9/18. Petitioner Signature Lori Gordon

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: OPENSHAW DOROTHY A EXEC OPENSHAW ROLON W DECEASED  
OF ESTATE

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE        |
|------------|------------------|----------------------|-------------------|
| 5524013031 | 6703 MELROVE AVE | 3,484.60             | .61 %             |
|            |                  | TOTALS               | \$ 3,484.60 .61 % |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

DOROTHY OPENSHAW

Property Owner's OR Duly Authorized Representative's  
Signature

*Dorothy Openshaw*

Title  
(Please Print or Type)

TRUSTEE

Date

3-9-2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, DOROTHY OPENSHAW, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3 / 9 / 2018. Petitioner Signature: *Dorothy Openshaw*

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: GAZIN LIVING TRUST...

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5524013023 | 6715 MELROSE AVE | 1,792.49             | .31 %      |
| 5524013024 | 6711 MELROSE AVE | 1,463.90             | .26 %      |
| TOTALS     |                  | 3,256.39             | .57 %      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

GAZIN LIVING TRUST

Property Owner's OR Duly Authorized Representative's  
Signature



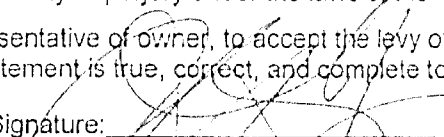
Title  
(Please Print or Type)

MICHAEL H. GAZIN, CO-TRUSTEE

Date

2/12/2018

STATEMENT OF AUTHORITY TO SIGN THIS PETITION (Must be completed by a person signed)

I, MICHAEL H. GAZIN, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 02/12/2018. Petitioner Signature: 

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: CHICHA PHILIPPE AND ROBERT

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5525 013 003      | 7266 MELROVE AVE    | 1,756.41                     | .31%              |
| 5525 013 004      | 7268 MELROVE AVE    | 2,339.33                     | .41%              |
| <u>TOTALS</u>     |                     | \$4095.74                    | .72%              |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Philippe Chicha

Property Owner's OR Duly Authorized Representative's  
Signature

*[Signature]*

Title  
(Please Print or Type)

PROPERTY OWNER

Date

3 26 18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Philippe Chicha, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3 1 26 18. Petitioner Signature: *[Signature]*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: CHICHA PHILIPPE AND CHICHA ROBERTUS

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5527007021        | 7665 MELROSE AVE.   | 1,801.55                     | .31%              |
|                   |                     | <u>TOTALS</u>                |                   |
|                   |                     | \$1,801.55                   | .31%              |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Philippe Chicha

Property Owner's OR Duly Authorized Representative's  
Signature

Philippe Chicha

Title  
(Please Print or Type)

PROPERTY OWNER

Date

3 20 18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Philippe Chicha, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to

the best of my knowledge as of 3 1 2018. Petitioner Signature: Philippe Chicha

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: MELROSE BID DISTRICT

| APN NUMBER | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE       |
|------------|--------------|----------------------|------------------|
| 5524021001 | 7300 MELROSE | \$4,435.22           | 0.77%            |
|            |              | TOTALS               | \$4,435.22 0.77% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

|  |                       |
|--|-----------------------|
| Property Owner's Name<br>(Please Print or Type)                          | <u>Zachary Zalben</u> |
| Property Owner's <u>OR</u> Duly Authorized Representative's<br>Signature | <u>[Signature]</u>    |
| Title<br>(Please Print or Type)  | <u>Manager</u>        |
| Date   | <u>2-26-18</u>        |

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Zachary Zalben hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/26/18 Petitioner Signature [Signature]

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

ZALBEN

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

MELROSE RENTALS LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5526-015-025 | 7614 MELROSE | 1,570.34             | 0.28%      |
| TOTALS       |              | 1,570.34             | 0.28%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Melrose Rentals LLC

Property Owner's OR Duly Authorized Representative's  
Signature

X Diane Petrula

Title  
(Please Print or Type)

Manager

Date

22 March 2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Diane Petrula, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 03 / 22 / 2018. Petitioner Signature: X Diane Petrula

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER

R & H INVESTMENTS GEN PARTNERSHIP

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5525-009-024 | 7101 MELROSE | \$4,091.45           | 0.71%      |
|              |              | TOTAL \$4,091.45     | 0.71%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

R & H INVESTMENTS

Property Owner's OR Duly Authorized Representative's  
Signature

X Stanley Rogers

Title  
(Please Print or Type)

GENERAL PARTNER

Date

4/4/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, STANLEY ROGERS, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/4/18. Petitioner Signature: X Stanley Rogers

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: NOVIAN FAMILY PARTNERSHIP

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5526-007-026 | 7373 MELROSE | \$1,764.72           | 0.31%      |
|              |              | TOTALS \$1,764.72    | 0.31%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

NOVIAN Family partnership

Property Owner's OR Duly Authorized Representative's  
Signature

X [Signature]

Title  
(Please Print or Type)

Partner

Date

4/4/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Isaac Novian, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/18/18. Petitioner Signature: X [Signature]

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 7661 MELROSE ASSOCIATES INC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5527-007-003 | 7661 MELROSE | \$ 2,728.65          | 0.48%      |
|              |              | TOTALS \$ 2,728.65   | 0.48%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

7661 Melrose Associates Inc

Property Owner's OR Duly Authorized Representative's  
Signature

[Signature]

Title  
(Please Print or Type)

Partner

Date

4/14/18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, Bac Novian, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/14/18. Petitioner Signature: [Signature]

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

NAGI BASTA / NOVIAN

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

MONTE NAPOLEON INC

| APN NUMBER   | SITE ADDRESS        | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|---------------------|----------------------|------------|
| 5526-045-024 | 7418 & 7620 Melrose | \$1922.49            | 0.34%      |
| TOTALS       |                     | \$1922.49            | 0.34%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

MONTE NAPOLEON, INC.

Property Owner's OR Duly Authorized Representative's  
Signature

X

Marshall Mohrbali

Title  
(Please Print or Type)

MANAGER

Date

4/2/18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, MARSHALL MOHRBALI, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/2/18. Petitioner Signature: X Marshall Mohrbali

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: DOWD LINDA C TRUST LINDA DOWD TRUST

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5525 014 002      | 7206 MELROSE AVE    | 1,518.51                     | .27%              |
|                   |                     | <u>TOTALS</u>                | \$ 1,518.51 .27%  |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Linda Dowd

Property Owner's OR Duly Authorized Representative's  
Signature

Linda Dowd

Title  
(Please Print or Type)

PROPERTY OWNER

Date

3/28/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Linda Dowd, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3/28/18. Petitioner Signature: Linda Dowd

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: GAZIN LIVING TRUST...

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5524013023 | 6715 MELROSE AVE | 1,792.49             | .31 %      |
| 5524013024 | 6711 MELROSE AVE | 1,463.90             | .26 %      |
| TOTALS     |                  | 3,256.39             | .57 %      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

GAZIN LIVING TRUST

Property Owner's OR Duly Authorized Representative's  
Signature



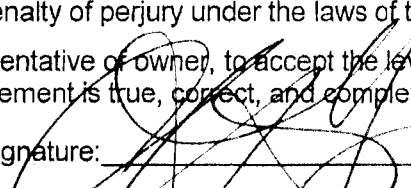
Title  
(Please Print or Type)

MICHAEL H. GAZIN, CO-TRUSTEE

Date

2/12/2018

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, MICHAEL H. GAZIN, hereby certify (or declare) under penalty of perjury under the laws of the  
PRINT NAME CLEARLY  
State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of  
liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to  
the best of my knowledge as of 02 / 12 / 2018. Petitioner Signature:   
MONTH DAY YEAR

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 7011 MELROSE ASSOCIATES LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5525-008-006 | 7013 MELROSE | \$2,184.33           | 0.38%      |
| 5525-008-007 | 7011 MELROSE | \$956.42             | 0.17%      |
|              |              | TOTAL \$3,140.75     | 0.55%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Mehdi Bolour

Property Owner's OR Duly Authorized Representative's  
Signature

X Mehdi Bolour

Title  
(Please Print or Type)

Managing Member / President

Date

4-13-2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Mehdi Bolour, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4 / 13 / 2018. Petitioner Signature: X Mehdi Bolour

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

ERENBERG, PHILIP F TR ET AL

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5526012004 | 7509 MELROSE AVE | 1,560.65             | 0.27%      |
| TOTALS     |                  | 1,560.65             | 0.27%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

PHILIP ERENBERG

Property Owner's OR Duly Authorized Representative's  
Signature

*[Signature]*

Title  
(Please Print or Type)

PROPERTY OWNER

Date

4.10.18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Phil Erenberg, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4.10.18. Petitioner Signature: *[Signature]*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

DEMILICIFT STEVE & ARYET JR. ET AL

| APN NUMBER   | SITE ADDRESS      | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|-------------------|----------------------|------------|
| 5526-013-001 | 705 N. SIENA BLVD | \$3,844.58           | 0.67%      |
|              |                   | TOTAL \$3,844.58     | 0.67%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

JOHN HAY

Property Owner's OR Duly Authorized Representative's  
Signature

X [Signature]

Title  
(Please Print or Type)

Member

Date

4.12.18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, DAVID HAY, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/12/18. Petitioner Signature: X [Signature]

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

VISTA DEL MAR CHILD & FAMILY SERVICES

| APN NUMBER   | SITE ADDRESS      | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|-------------------|----------------------|------------|
| 5525-018-046 | 6926 Melrose Ave. | \$4,801.60           | 0.84%      |
|              |                   | TOTALS \$4,801.60    | 0.84%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Nancy Tallero

Property Owner's OR Duly Authorized Representative's  
Signature

X Nancy Tallero

Title  
(Please Print or Type)

CEO/President

Date

4-9-18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Nancy Tallero, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 04/09/18. Petitioner Signature: X Nancy Tallero

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: Stern, Joseph M. Trust, Stern Family Trust & Gammel Blake

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u>         | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|-----------------------------|------------------------------|-------------------|
| 5527-007-002      | 7657 Melrose Ave, LA. 90046 | \$2,130.32                   | .37%              |
|                   |                             | <u>TOTALS</u>                |                   |
|                   |                             | \$2,130.32                   | .37%              |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Joseph M. Stern

Property Owner's OR Duly Authorized Representative's  
Signature

*Joseph M. Stern*

Title  
(Please Print or Type)

*Owner*

Date

*4/5/18*

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Joseph Stern, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4 / 5 / 18. Petitioner Signature: *Joseph Stern*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 1040 N. WESTERN LLC

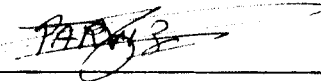
| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5525-013-002 | 7260 MELROSE | \$1,972.31           | 0.34%      |
|              |              | TOTALS \$1,972.31    | 0.34%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

PARVIZ SARSHAR

Property Owner's OR Duly Authorized Representative's  
Signature

T 

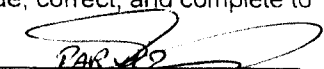
Title  
(Please Print or Type)

OWNER

Date

4, 5, 2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, PARVIZ SARSHAR, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/5/18. Petitioner Signature: 

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: BEACH PLAZA LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5526-021-002 | 7308 MELROSE | \$1,843.60           | 0.32%      |
|              |              | TOTALS \$1,843.60    | 0.32%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Soleiman Hakakian

Property Owner's OR Duly Authorized Representative's  
Signature

X 


Title  
(Please Print or Type)

Manager, Beach Plaza LLC

Date

4-5-18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Soleiman Hakakian, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/5/18. Petitioner Signature: X 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

N & H PARTNERS LLC ET AL.

| APN NUMBER  | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|-------------|--------------|----------------------|------------|
| 554-020-027 | 7376 MELROSE | \$4,757.20           | 0.83%      |
|             |              | TOTALS \$4,757.20    | 0.83%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Eliran Hakakian

Property Owner's OR Duly Authorized Representative's  
Signature

X eli

Title  
(Please Print or Type)

Manager, Genesis Assets, LLC

Date

4-5-18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Eliran Hakakian, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/5/18. Petitioner Signature: X eli

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 7449 MELROSE LLC (IRIS SELA)

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE       |
|------------|------------------|----------------------|------------------|
| 5526011024 | 7451 MELROSE AVE | 2,952.48             | .52%             |
|            |                  | TOTALS               | \$ 2,952.48 .52% |

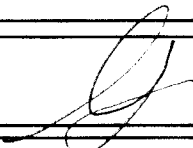


YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

IRIS SELA

Property Owner's OR Duly Authorized Representative's  
Signature




Title  
(Please Print or Type)

PROPERTY OWNER

Date

4/13/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, IRIS SELA, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4, 13, 18. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: HCB EQUITIES LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5526-015-024 | 7624 MELROSE | \$2,920.48           | 0.51%      |
|              |              | TOTALS \$2,920.48    | 0.51%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Property Owner's OR Duly Authorized Representative's  
Signature

Title  
(Please Print or Type)

Date

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, W. J. [Signature], hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 1/11/11. Petitioner Signature: X [Signature]

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: MADISON RENTALS WEST LLC

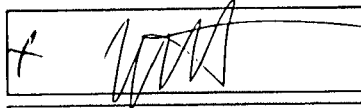
| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5524-014-023 | 6817 MELROSE | \$1,130.42           | 0.20%      |
|              |              |                      |            |
|              |              | TOTALS \$1,130.42    | 0.20%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

MADISON RENTALS WEST LLC

Property Owner's OR Duly Authorized Representative's  
Signature




Title  
(Please Print or Type)

MATT BRADY

Date

04/12/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, MATT BRADY, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 04/12/18. Petitioner Signature: 

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: JOLIE MELROSE LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5526-012-025 | 7515 MELROSE | \$1,451.25           | 0.25%      |
| TOTAL        |              | \$1,451.25           | 0.25%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

JOLIE MELROSE LLC

Property Owner's OR Duly Authorized Representative's  
Signature

X - [Signature]

Title  
(Please Print or Type)

MANAGER, YR CAD

Date

4/10/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

\_\_\_\_\_, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/10/18. Petitioner Signature: X - [Signature]

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5526-017-024 | 7500 MELROSE | \$8,675.16           | 1.51%      |
| TOTAL        |              | \$8,675.16           | 1.51%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District

Property Owner's Name  
(Please Print or Type)

RAUL STUMPE

Property Owner's OR Duly Authorized Representative's  
Signature



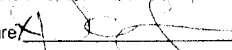
Title  
(Please Print or Type)

DISTRICT LEADER

Date

4/18/2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, RAUL STUMPE, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/18/2018. Petitioner Signature 

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

~~GUTT ANDREW & MELBA TR ET AL~~ Gutt Family Properties LLC

| APN NUMBER   | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE       |
|--------------|------------------|----------------------|------------------|
| 5526-014-022 | 7611 MELROSE AVE | \$2,088.56           | 0.36%            |
|              |                  | TOTALS               | \$2,088.56 0.36% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

~~Judy~~ Gutt Family Properties LLC

Property Owner's OR Duly Authorized Representative's  
Signature

x Judy L Ryckman

Title  
(Please Print or Type)

Owner / Manager

Date

4/16/2018

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Judy L. Ryckman, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4 / 16 / 2018 Petitioner Signature: x Judy L Ryckman

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

JUDY RYCKMAN

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: HARRIS JOSEPH P TRUST P HARRIS TRUST

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5527009023        | 7777 MELROSE AVE    | 2,474.50                     | .43%              |
|                   |                     | <u>TOTALS</u>                | \$2,474.50 .43 %  |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

JOEY HARRIS

Property Owner's OR Duly Authorized Representative's  
Signature



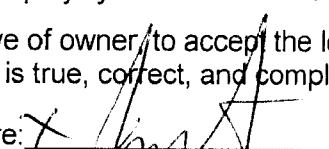
Title  
(Please Print or Type)

PROPERTY OWNER

Date

4/15/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, JOEY HARRIS, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/15/18. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: American Commercial Equities LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5524-013-023 | 7565 MELROSE | \$1,839.45           | 0.32%      |
|              |              | TOTALS \$1,839.45    | 0.32%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

American Commercial Equities LLC

Property Owner's OR Duly Authorized Representative's  
Signature

\*Carrie Richardson

Title  
(Please Print or Type)

Senior Property Manager  
American Commercial Equities  
Management LLC its Manager

Date

4/6/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, Carrie Richardson, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/6/18. Petitioner Signature: \*Carrie Richardson

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

Siene B to Curren N/S

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

~~American Commercial Equities II LLC~~ American Commercial Equities LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5526-020-026 | 7368 MELROSE | \$3,429.79           | 0.60%      |
|              |              | TOTAL \$3,429.79     | 0.60%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

American Commercial Equities, LLC

Property Owner's OR Duly Authorized Representative's  
Signature

X Carrie Richardson

Title  
(Please Print or Type)

Senior Property Manager  
American Commercial Equities  
Management, LLC its Manager

Date

4/6/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, Carrie Richardson hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/6/18. Petitioner Signature: X Carrie Richardson

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

Fuller to Martel 5/5

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

American Commercial Equities LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5525-007-008 | 6707 MELROSE | \$1,704.99           | 0.30%      |
| TOTALS       |              | \$1,704.99           | 0.30%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

American Commercial Equities LLC

Property Owner's OR Duly Authorized Representative's  
Signature

X Carrie Richardson

Title  
(Please Print or Type)

Senior Property Manager

Date

4/16/2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, Carrie Richardson, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/16/2018. Petitioner Signature: X Carrie Richardson

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

*Carrie Richardson*

This page is part of your document - DO NOT DISCARD



**20170604396**



Pages:  
0006

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

06/01/17 AT 08:00AM

|        |           |
|--------|-----------|
| FEES:  | 34.00     |
| TAXES: | 11,816.00 |
| OTHER: | 0.00      |
| PAID:  | 11,850.00 |



LEADSHEET



201706010140010

00013788162



008365498

SEQ:  
03

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

Commonwealth Land Title Company

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
THIS GRANT DEED AND TAX STATEMENTS TO:



2

Sunday Properties, LLC  
c/o Ms. Barbara B. Dubey  
P.O. Box 230062  
Encinitas, CA 92023

(Space Above for Recorder's Use) 6

9192608-27  
91962611-27

**GRANT DEED**

The undersigned Grantor declares:

DOCUMENTARY TRANSFER TAX is \$ 2321.00  
CITY TAX is \$ 9495.00

- ☐ Unincorporated area, City of Los Angeles,  
☒ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Leslie R. Shlechter and Fredrick Jay Rosenthal, as Successor Co-Trustees of The Rosenthal Family Trust dated November 8, 1982, and any amendments thereto ("**Grantor**"), hereby GRANTS to SUNDAY PROPERTIES, LLC, a California limited liability company ("**Grantee**"), its undivided fifty percent (50%) interest in that certain real property in the City of Los Angeles, County of Los Angeles, State of California, which is more particularly described on **Exhibit A** attached hereto (the "**Property**"), subject to all matters of record and any matters that would be disclosed by an accurate ALTA survey.

*[signatures on following page]*

3A

3  
1st IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of the  
day of June, 2017.

"GRANTOR":



Leslie R. Shlecter, as Successor  
Co-Trustee of The Rosenthal Family Trust  
dated November 8, 1982, and any amendments  
thereto



Fredrick Jay Rosenthal, as Successor  
Co-Trustee of The Rosenthal Family Trust  
dated November 8, 1982, and any amendments  
thereto

EXHIBIT "A"

4

Legal Description of Property

LEGAL DESCRIPTION OF 575 S. FAIRFAX REAL PROPERTY

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

LOT 38 IN BLOCK 9 OF TRACT NO. 7555, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80 PAGES 51 TO 55 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5510-019-038

LEGAL DESCRIPTION 7365-7 MELROSE REAL PROPERTY

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

LOT 28 OF TRACT NO. 5665, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 97, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5526-009-003

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

On May 25, 2017, before me, Scott M. Henrotin,  
(Insert name of notary)

Notary Public, personally appeared Lestie R. Shlechter,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Scott M. Henrotin

(Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

On May 25, 2017 before me, Scott M. Henrotin

Notary Public, personally appeared Fredrick Jay Rosenthal (insert name of notary)  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Scott M. Henrotin

(Seal)



HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

---

**FACSIMILE TRANSMISSION COVER SHEET**

---

**DATE:** 4/20/2017

**TO:** Don Duckworth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

\_\_\_\_\_ Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

---

**District Name:** MELROSE

**Account No.:** 18848

SAS Collections 3/31/17

10,397.19

Available for Reimbursement

\$10,397.19

---

**PRIVACY NOTICE**

This message is intended for the use of the individual or entity to which it is addressed and may contain material that is privileged, confidential or exempt from disclosure under Federal or state law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

---



Thomas Nelson <thomas.nelson@lacity.org>

---

## Business Improvement District Funds for Melrose

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Edwin Hartoonian <edwin.hartoonian@lacity.org>  
Cc: Thomas Nelson <thomas.nelson@lacity.org>

Fri, Apr 21, 2017 at 3:29 PM

There are some transmittals for 2017 for Melrose that have not been invoiced. Can you re-send those?

On Fri, Apr 21, 2017 at 12:54 PM, Edwin Hartoonian <edwin.hartoonian@lacity.org> wrote:

Please see attached for available reimbursements.

Thank you,

--

Edwin Hartoonian  
Accounting Intern  
Special Assessment Section  
Phone(213)978-1099



Thomas Nelson <thomas.nelson@lacity.org>

---

## Business Improvement District Funds for Melrose

---

**Edwin Hartoonian** <edwin.hartoonian@lacity.org>  
To: Donald Duckworth <DUCKWORTH.DONALD@gmail.com>  
Cc: Thomas Nelson <thomas.nelson@lacity.org>

Fri, Apr 21, 2017 at 12:54 PM

Please see attached for available reimbursements.

Thank you,

--

Edwin Hartoonian

Accounting Intern

Special Assessment Section

Phone [\(213\)978-1099](tel:2139781099)

---

 **18848 MELROSE.pdf**  
258K



Thomas Nelson <thomas.nelson@lacity.org>

---

## Melrose Available Funds Business District

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Thu, Dec 21, 2017 at 9:39 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**55W\_Melrose.pdf**  
64K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 12/20/17

**TO:** Don Duckworth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

\_\_\_\_\_ Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** MELROSE

**Account No.:** 18848

County Remittance 11/22/17

15,011.91

Available for Reimbursement

\$15,011.91

**PRIVACY NOTICE**

This message is intended for the use of the individual or entity to which it is addressed and may contain material that is privileged, confidential or exempt from disclosure under Federal or state law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2017-2018**

**DATE OF REMITTANCE: November 20, 2017**

| ACCT.# | DESCRIPTION | TYPE | 2017-2018       | 2017-2018                      | 2017-2018                          |
|--------|-------------|------|-----------------|--------------------------------|------------------------------------|
|        |             |      | PROPERTY<br>TAX | REDMPT MST<br>1ST QTR<br>(TAX) | REDMPT MST<br>1ST QTR<br>(PENALTY) |
| 188.48 | MELROSE BID | 1%   | -               | -                              | -                                  |
|        |             | D/S  | 15,011.91       | 11,646.20                      | 3,365.71                           |
|        |             | AIR  | -               | -                              | -                                  |
|        |             | TL   | 15,011.91       | 11,646.20                      | 3,365.71                           |



Thomas Nelson <thomas.nelson@lacity.org>

---

## Melrose available funds for February 2018

---

Thomas Nelson <thomas.nelson@lacity.org>

Tue, Feb 20, 2018 at 1:59 PM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**55W\_Melrose.pdf**  
74K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

---

***FACSIMILE TRANSMISSION COVER SHEET***

---

**DATE:** 02/20/2018  
**TO:** Don Duckworth, Executive Director **FAX NO.** (310) 417-9031  
**FROM:** Thomas Nelson, Accounts Payable  
**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

\_\_\_\_\_ Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

---

**District Name:** MELROSE

**Account No.:** 18848

|                                      |                           |
|--------------------------------------|---------------------------|
| Accrued Interest 10/1/17 to 12/31/17 | 253.23                    |
| County Remittance 1/19/2018          | <u>46,345.49</u>          |
| Available for Reimbursement          | <u><u>\$46,598.72</u></u> |

---

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---

**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2017-2018**

**DATE OF REMITTANCE: January 19, 2018**

| <b>ACCT.#</b> | <b>DESCRIPTION</b> | <b>TYPE</b>      | <b>2017-2018</b><br><b>PROPERTY</b><br><b>TAX</b><br><b>REVENUE</b> | <b>2017-2018</b><br><b>SECURED</b><br><b>10%</b><br><b>REVENUE</b> |
|---------------|--------------------|------------------|---|--|
| <b>188.48</b> | <b>MELROSE BID</b> | 1%<br>D/S<br>AIR | -<br>46,345.49<br>-   | -<br>46,345.49<br>-  |
|               |                    | TL               | 46,345.49   | 46,345.49  |



Thomas Nelson <thomas.nelson@lacity.org>

---

## Melrose Available for January 2018

---

Thomas Nelson <thomas.nelson@lacity.org>

Fri, Jan 19, 2018 at 2:24 PM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**55W\_Melrose.pdf**  
81K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 1/20/2018

**TO:** Don Duckworth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

2 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** MELROSE

**Account No.:** 18848

County Remittance 12/20/17

185,287.49

Less Recovery Cost for 2018

-14,500.44

Available for Reimbursement

\$170,787.05

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**FY 2017-2018**

**DATE OF REMITTANCE: December 20, 2017**

| ACCT.# | DESCRIPTION | TYPE | 2017-2018                  | 2017-2018                 | 2017-2018                        |
|--------|-------------|------|----------------------------|---------------------------|----------------------------------|
|        |             |      | PROPERTY<br>TAX<br>REVENUE | SECURED<br>40%<br>ADVANCE | DIRECT ASSMT<br>BILLING<br>(TAX) |
| 188.48 | MELROSE BID | 1%   | -                          | -                         | -                                |
|        |             | D/S  | 185,287.49                 | 185,381.99                | (94.50)                          |
|        |             | AIR  | -                          | -                         | -                                |
|        |             | TL   | 185,287.49                 | 185,381.99                | (94.50)                          |



Thomas Nelson <thomas.nelson@lacity.org>

---

## Melrose available funds for March 2018

---

Thomas Nelson <thomas.nelson@lacity.org>

Wed, Mar 21, 2018 at 8:20 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good morning,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**55W\_Melrose.pdf**

74K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 03/20/2018

**TO:** Don Duckworth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Nelson Thomas, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** MELROSE

**Account No.:** 18848

County Remittance 02/22/2018

49,770.00

Available for Reimbursement

\$49,770.00

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2017-2018**

**DATE OF REMITTANCE: February 20, 2018**

| ACCT.# | DESCRIPTION | TYPE                   | 2017-2018                        | 2017-2018                        | 2017-2018                          | 2017-2018                               |
|--------|-------------|------------------------|----------------------------------|----------------------------------|------------------------------------|---|
|        |             |                        | PROPERTY<br>TAX<br>REVENUE       | SECURED<br>1ST<br>PAID           | REDEMPTION MST<br>2ND QTR<br>(TAX) | REDEMPTION MST<br>2ND QTR<br>(PENALTLY) |
| 188.48 | MELROSE BID | 1%<br>D/S<br>AIR<br>TL | -<br>49,770.00<br>-<br>49,770.00 | -<br>49,147.39<br>-<br>49,147.39 | -<br>116.31<br>-<br>116.31         | -<br>506.30<br>-<br>506.30              |



Thomas Nelson &lt;thomas.nelson@lacity.org&gt;

---

## Melrose available funds for November 2017

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Tue, Nov 21, 2017 at 9:49 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good morning,

Please see attach transmission sheet for available funds for the month of November. Please send us a invoice attention to Rita Moreno.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **55W\_Melrose.pdf**  
47K

HOLLY L. WOLCOTT  
CITY CLERK

City of Los Angeles  
CALIFORNIA

SHANNON D. HOPPE  
EXECUTIVE OFFICER



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 11/16/2017

**TO:** Don Duckworth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Adriana Velazquez, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** MELROSE

**Account No.:** 18848

Accrued Interest 7/1/17 to 9/30/17

769.90

Available for Reimbursement

\$769.90

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Thomas Nelson &lt;thomas.nelson@lacity.org&gt;

---

**Fwd: Business Improvement District Funds - Melrose 188.48**

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Thu, May 4, 2017 at 4:10 PM

To: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;, Rita Moreno &lt;rita.moreno@lacity.org&gt;, Maximo Fortu &lt;maximo.fortu@lacity.org&gt;

Cc: Miranda Paster &lt;miranda.paster@lacity.org&gt;

Hi Donald,

We went back into our systems and notice that it appears the December 22, 2016 County Remittance hasn't been paid out yet. We are resending you the transmittal for it so that you can invoice for that amount and we will schedule the payment once we receive the invoice.

I'm sorry for this issue,  
Thomas Nelson

----- Forwarded message -----

From: **Maria Gomez** <maria.v.gomez@lacity.org>

Date: Thu, May 4, 2017 at 3:40 PM

Subject: Fwd: Business Improvement District Funds - Melrose 188.48

To: Thomas Nelson &lt;thomas.nelson@lacity.org&gt;

----- Forwarded message -----

From: **Maria Gomez** <maria.v.gomez@lacity.org>

Date: Fri, Jan 20, 2017 at 10:23 AM

Subject: Business Improvement District Funds - Melrose 188.48

To: Donald Duckworth &lt;duckworth.donald@gmail.com&gt;

Good morning,

Please see attached transmission sheet for available reimbursement.

Thank you,

--

Maria V. Gomez  
Special Assessment Section  
Phone (213) 978-1099

--

Maria V. Gomez  
Administrative Services Division  
Office of the City Clerk  
(213) 978-2107

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **188.48 MELROSE.pdf**  
476K



Thomas Nelson <thomas.nelson@lacity.org>

---

## Business Improvement District Fund - Westchester 188.83

---

Donald Duckworth <duckworth.donald@gmail.com>

Mon, Apr 3, 2017 at 2:21 PM

To: Thomas Nelson <thomas.nelson@lacity.org>

Good Morning Thomas...

Can you send me all of the funds available for Melrose BID invoice? I'd like to get the next invoice complete and matching your records. We'll submit tomorrow if you send it to me today. Thank you.

On Mon, Mar 20, 2017 at 2:29 PM, Thomas Nelson <thomas.nelson@lacity.org> wrote:

Good morning,

Please see attached transmission sheet for available reimbursement.

Thank you,

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

## ***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 1/20/17  
**TO:** Don Duckworth, Executive Director **FAX NO.** (310) 417-9031  
**FROM:** Maria Gomez , Accounts Payable  
**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING  
2 Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** MELROSE

**Account No.:** 18848

|                                    |                            |
|------------------------------------|----------------------------|
| County Remittance for 12/22/16     | 185,287.49                 |
| Less 2017 Recovery Cost            | <u>-14,500.44</u>          |
| <b>Available for Reimbursement</b> | <u><b>\$170,787.05</b></u> |

### **PRIVACY NOTICE**

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVISE SUMMARY**

**F/Y 2016-2017**

**DATE OF REMITTANCE: December 20, 2016**

| ACCT.# | DESCRIPTION | TYPE             | 2016-2017<br>PROPERTY<br>TAX<br>REVENUE | 2016-2017<br>SECURED<br>40%<br>ADVANCE | 2016-2017<br>DIRECT ASSMT<br>BILLING<br>(TAX) |
|--------|-------------|------------------|---|--|---|
| 188.48 | MELROSE BID | 1%<br>D/S<br>AIR | -<br>185,287.49<br>-                    | -<br>185,381.99<br>-                   | -<br>(94.50)<br>-                             |
|        |             | TL               | 185,287.49                              | 185,381.99                             | (94.50)                                       |



Thomas Nelson <thomas.nelson@lacity.org>

---

## Business Improvement District Funds Westchester

---

**Edwin Hartoonian** <edwin.hartoonian@lacity.org>

Fri, Apr 21, 2017 at 1:06 PM

To: Donald Duckworth <DUCKWORTH.DONALD@gmail.com>

Cc: Thomas Nelson <thomas.nelson@lacity.org>

Please see attached for available reimbursements.

Thank you,

--

Edwin Hartoonian

Accounting Intern

Special Assessment Section

Phone(213)978-1099



**18883 WESTCHESTER.pdf**  
235K

HOLLY L. WOLCOTT  
CITY CLERK

City of Los Angeles  
CALIFORNIA

OFFICE OF THE  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER



Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

clerk.lacity.org

ERIC GARCETTI  
MAYOR

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 4/20/2017  
**TO:** Donald DuckWorth, Executive Director **FAX NO.** (310) 417-9031  
**FROM:** Thomas Nelson, Accounts Payable  
**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** WESTCHESTER

**Account No.:** 18883

|                                   |                   |
|-----------------------------------|-------------------|
| SAS Collections 3/1/17 to 3/31/17 | 2,097.63          |
| Available for Reimbursement       | <u>\$2,097.63</u> |

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AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER



Thomas Nelson &lt;thomas.nelson@lacity.org&gt;

---

## Westchester available funds for April 2018

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Wed, Apr 25, 2018 at 7:16 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good morning,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**49X\_Westchester.pdf**  
48K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

---

***FACSIMILE TRANSMISSION COVER SHEET***

---

**DATE:** 4/20/2018

**TO:** Donald DuckWorth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

1 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

---

**District Name:** WESTCHESTER

**Account No.:** 18883

AS Collections from 3/1/2018 to 3/31/2018

2,137.50

Available for Reimbursement

\$2,137.50

---

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---



Thomas Nelson <thomas.nelson@lacity.org>

---

## Westchester Available Funds Business District 18883

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Thu, Dec 21, 2017 at 9:37 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**49X\_Westchester.pdf**  
62K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 12/20/17

**TO:** Donald DuckWorth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** WESTCHESTER

**Account No.:** 18883

County Remittance 11/22/2017

5,154.04

Available for Reimbursement

\$5,154.04

**PRIVACY NOTICE**

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2017-2018**

**DATE OF REMITTANCE: November 20, 2017**

| ACCT.# | DESCRIPTION | TYPE                   | 2017-2018<br>PROPERTY<br>TAX<br>REVENUE | 2017-2018<br>REDMPT MST<br>1ST QTR<br>(TAX) | 2017-2018<br>REDMPT MST<br>1ST QTR<br>(PENALTY) |
|--------|-------------|------------------------|---|---|---|
| 188.83 | WESTCHESTER | 1%<br>D/S<br>AIR<br>TL | -<br>5,154.04<br>-<br>5,154.04          | -<br>4,461.55<br>-<br>4,461.55              | -<br>692.49<br>-<br>692.49                      |



Thomas Nelson &lt;thomas.nelson@lacity.org&gt;

---

## Westchester available funds for February 2018

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Tue, Feb 20, 2018 at 1:55 PM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **49X\_Westchester.pdf**  
75K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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Neighborhood and Business  
Improvement District Division  
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(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 02/20/2018

**TO:** Donald DuckWorth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

\_\_\_\_\_ Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** WESTCHESTER

**Account No.:** 18883

|                                      |                           |
|--------------------------------------|---------------------------|
| Accrued Interest 10/1/17 to 12/31/17 | 270.03                    |
| County Remittance 1/19/2018          | <u>30,641.22</u>          |
| Available for Reimbursement          | <u><u>\$30,911.25</u></u> |

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION**

**CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2017-2018**

**DATE OF REMITTANCE: January 19, 2018**

| ACCT.# | DESCRIPTION | TYPE | 2017-2018                  | 2017-2018                 |
|--------|-------------|------|----------------------------|---------------------------|
|        |             |      | PROPERTY<br>TAX<br>REVENUE | SECURED<br>10%<br>REVENUE |
| 188.83 | WESTCHESTER | 1%   | -                          | -                         |
|        |             | D/S  | 30,641.22                  | 30,641.22                 |
|        |             | AIR  | -                          | -                         |
|        |             | TL   | 30,641.22                  | 30,641.22                 |



Thomas Nelson <thomas.nelson@lacity.org>

---

## Westchester Funds Available for January 2018

---

Thomas Nelson <thomas.nelson@lacity.org>

Fri, Jan 19, 2018 at 2:34 PM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **49X\_Westchester.pdf**  
73K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

---

***FACSIMILE TRANSMISSION COVER SHEET***

---

**DATE:** 1/20/2018

**TO:** Donald DuckWorth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

2 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

---

**District Name:** WESTCHESTER

**Account No.:** 18883

County Remittance 12/20/2017

122,485.14

Less Recovery Cost for 2018

-9,607.17

Available for Reimbursement

\$112,877.97

---

**PRIVACY NOTICE**

This message is intended for the use of the individual or entity to which it is addressed and may contain material that is privileged, confidential or exempt from disclosure under Federal or state law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

---

**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION**

**CITY REMITTANCE ADVISE SUMMARY**

**FY 2017-2018**

**DATE OF REMITTANCE: December 20, 2017**

| <b>ACCT.#</b> | <b>DESCRIPTION</b> | <b>TYPE</b>                      | <b>2017-2018<br/>PROPERTY<br/>TAX<br/>REVENUE</b> | <b>2017-2018<br/>SECURED<br/>40%<br/>ADVANCE</b> | <b>2017-2018<br/>DIRECT ASSMT<br/>BILLING<br/>(TAX)</b> |
|---------------|--------------------|----------------------------------|---|--|---|
| <b>188.83</b> | <b>WESTCHESTER</b> | <b>1%<br/>D/S<br/>AIR<br/>TL</b> | <b>122,485.14<br/>-<br/>-<br/>122,485.14</b>      | <b>-<br/>122,564.89<br/>-<br/>122,564.89</b>     | <b>-<br/>(79.75)<br/>-<br/>(79.75)</b>                  |

5/9/2018

City of Los Angeles Mail - Business Improvement District Fund - Westchester 188.83



Thomas Nelson <thomas.nelson@lacity.org>

---

## Business Improvement District Fund - Westchester 188.83

---

Thomas Nelson <thomas.nelson@lacity.org>

Mon, Mar 20, 2017 at 2:29 PM

To: Duckworth.donald@gmail.com

Good morning,

Please see attached transmission sheet for available reimbursement.

Thank you,

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **18883\_Westchester.pdf**  
395K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 3/20/2017

**TO:** Donald DuckWorth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

2 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** WESTCHESTER

**Account No.:** 18883

County Remittance 2/23/2017

19,046.30

Available for Reimbursement

\$19,046.30

**PRIVACY NOTICE**

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**FY 2016-2017**

**DATE OF REMITTANCE: February 17, 2017**

| ACCT.# | DESCRIPTION | TYPE                   | 2016-2017<br>PROPERTY<br>TAX<br>REVENUE | 2016-17<br>SECURED<br>1ST<br>PAID | 2015-2016<br>REDMPT MST<br>2ND QTR<br>(TAX) | 2016-2017<br>REDMPT MST<br>2ND QTR<br>(PENALTY) |
|--------|-------------|------------------------|---|-----------------------------------|---|---|
| 188.83 | WESTCHESTER | 1%<br>D/S<br>AIR<br>TL | -<br>19,046.30<br>-<br>19,046.30        | -<br>13,889.32<br>-<br>13,889.32  | -<br>3,923.40<br>-<br>3,923.40              | -<br>1,233.58<br>-<br>1,233.58                  |



Thomas Nelson <thomas.nelson@lacity.org>

---

## Westchester available funds for March 2018

---

Thomas Nelson <thomas.nelson@lacity.org>

Wed, Mar 21, 2018 at 8:28 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good morning,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**49X\_Westchester.pdf**  
69K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 03/20/2018

**TO:** Donald DuckWorth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Nelson Thomas , Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** WESTCHESTER

**Account No.:** 18883

County Remittance 02/22/2018

58,621.76

Available for Reimbursement

\$58,621.76

**PRIVACY NOTICE**

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY  
F/Y 2017-2018**

**DATE OF REMITTANCE: February 20, 2018**

| ACCT.# | DESCRIPTION | TYPE                   | 2017-2018                  | 2017-2018              | 2017-2018                          | 2017-2018                              |
|--------|-------------|------------------------|----------------------------|------------------------|------------------------------------|--|
|        |             |                        | PROPERTY<br>TAX<br>REVENUE | SECURED<br>1ST<br>PAID | REDEMPTION MST<br>2ND QTR<br>(TAX) | REDEMPTION MST<br>2ND QTR<br>(PENALTY) |
| 188.83 | WESTCHESTER | 1%<br>D/S<br>AIR<br>TL | -<br>58,621.76<br>-        | -<br>58,624.02<br>-    | -<br>63.33<br>-                    | -<br>(65.59)<br>-                      |
|        |             |                        | 58,621.76                  | 58,624.02              | 63.33                              | (65.59)                                |



Thomas Nelson <thomas.nelson@lacity.org>

---

## Westchester available funds November 2017

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Tue, Nov 21, 2017 at 10:02 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good morning,

Please see attach transmission sheet for available funds for the month of November. Please send us a invoice attention to Rita Moreno.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **49X\_Westchester.pdf**  
42K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 11/16/2017

**TO:** Donald DuckWorth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Adriana Velazquez, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** WESTCHESTER

**Account No.:** 18883

Accrued Interest 7/1/17 to 9/30/17

310.95

Available for Reimbursement

\$310.95

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Thomas Nelson <thomas.nelson@lacity.org>

---

## Westchester Business Improvement District Available Funds

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Tue, Sep 26, 2017 at 3:46 PM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Donald Duckworth <Duckworth.donald@gmail.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good afternoon,

Attached transmission sheet for your records, showing that for the month of August no funds were collected.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **49X\_Westchester.pdf**  
228K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



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Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 9/20/2017  
**TO:** Donald DuckWorth, Executive Director  
**FROM:** Thomas Nelson, Accounts Payable  
**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

**FAX NO.** (310) 417-9031

1 Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** WESTCHESTER

**Account No.:** 18883

No County Remittance 8/23/2017

0.00

Available for Reimbursement

\$0.00

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Thomas Nelson <thomas.nelson@lacity.org>

---

## Business Improvement District Funds LA Chinatown

---

**Edwin Hartoonian** <edwin.hartoonian@lacity.org>  
To: geoyu28@aol.com  
Cc: Thomas Nelson <thomas.nelson@lacity.org>

Fri, Apr 21, 2017 at 1:42 PM

Please see attached for available reimbursements.

Thank you,

--

Edwin Hartoonian

Accounting Intern

Special Assessment Section

Phone [\(213\)978-1099](tel:2139781099)



**18962 LA CHINATOWN.pdf**  
268K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



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Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 4/20/2017  
**TO:** George Yu, Executive Director **FAX NO.** (213) 617-3298  
**FROM:** Thomas Nelson, Accounts Payable  
**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

\_\_\_\_ Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** LA CHINATOWN

**Account No.:** 18962

|                                     |                    |
|-------------------------------------|--------------------|
| City Parcel Payments 3/13/17        | 27,036.87          |
| SAS Collections 3/1/2017 to 3/31/17 | 34,036.73          |
| <b>Available for Reimbursement</b>  | <b>\$61,073.60</b> |

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**AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER**



Thomas Nelson <thomas.nelson@lacity.org>

---

## LA Chinatown available funds for April 2018

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Wed, Apr 25, 2018 at 6:55 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, George Yu <Geoyu28@aol.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good morning,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**44K\_LA\_Chinatown.pdf**  
52K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



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CITY CLERK

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Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

**FACSIMILE TRANSMISSION COVER SHEET**

**DATE:** 4/24/2018

**TO:** George Yu, Executive Director

**FAX NO.** (213) 617-3298

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

1 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** LA CHINATOWN

**Account No.:** 18962

SAS Collections 3/1/2018 to 3/31/2018

36,043.35

Available for Reimbursement

\$36,043.35

**PRIVACY NOTICE**

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Thomas Nelson <thomas.nelson@lacity.org>

---

## LA Chinatown Available Funds Business District 18962

---

Thomas Nelson <thomas.nelson@lacity.org>

Thu, Dec 21, 2017 at 9:08 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, George Yu <Geoyu28@aol.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



44K\_LA\_Chinatown.pdf  
61K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 12/20/17

**TO:** George Yu, Executive Director

**FAX NO.** (213) 617-3298

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** LA CHINATOWN

**Account No.:** 18962

County Remittance 11/22/2017

11,172.42

Available for Reimbursement

\$11,172.42

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY  
F/Y 2017-2018**

**DATE OF REMITTANCE: November 20, 2017**

| ACCT.# | DESCRIPTION   | TYPE                   | 2017-2018<br>PROPERTY<br>TAX<br>REVENUE | 2017-2018<br>REDMPT MST<br>1ST QTR<br>(TAX) | 2017-2018<br>REDMPT MST<br>1ST QTR<br>(PENALTY) |
|--------|---------------|------------------------|---|---|---|
| 189.62 | CHINATOWN BID | 1%<br>D/S<br>AIR<br>TL | -<br>11,172.42<br>-<br>11,172.42        | -<br>9,014.90<br>-<br>9,014.90              | -<br>2,157.52<br>-<br>2,157.52                  |



Thomas Nelson <thomas.nelson@lacity.org>

---

## LA Chinatown Available funds for February 2018

---

Thomas Nelson <thomas.nelson@lacity.org>

Tue, Feb 20, 2018 at 1:44 PM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, George Yu <Geoyu28@aol.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **44K\_LA\_Chinatown.pdf**  
69K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 02/20/2018  
**TO:** George Yu, Executive Director **FAX NO.** (213) 617-3298  
**FROM:** Thomas Nelson, Accounts Payable  
**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** LA CHINATOWN

**Account No.:** 18962

|                                      |                            |
|--------------------------------------|----------------------------|
| Accrued Interest 10/1/17 to 12/31/17 | 906.47                     |
| County Remittance 1/19/2018          | <u>157,962.27</u>          |
| <b>Available for Reimbursement</b>   | <b><u>\$158,868.74</u></b> |

**PRIVACY NOTICE**

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2017-2018**

**DATE OF REMITTANCE: January 19, 2018**

| <b>ACCT.#</b> | <b>DESCRIPTION</b>   | <b>TYPE</b>            | <b>2017-2018</b><br><b>PROPERTY</b><br><b>TAX</b><br><b>REVENUE</b> | <b>2017-2018</b><br><b>SECURED</b><br><b>10%</b><br><b>REVENUE</b> |
|---------------|----------------------|------------------------|---|--|
| <b>189.62</b> | <b>CHINATOWN BID</b> | 1%<br>D/S<br>AIR<br>TL | -<br><b>157,962.27</b><br>-<br><b>157,962.27</b>                    | -<br><b>157,962.27</b><br>-<br><b>157,962.27</b>                   |



Thomas Nelson <thomas.nelson@lacity.org>

---

## LA Chinatown Funds Available for January 2018

---

Thomas Nelson <thomas.nelson@lacity.org>

Fri, Jan 19, 2018 at 2:58 PM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, George Yu <Geoyu28@aol.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **44K\_LA\_Chinatown.pdf**  
70K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

---

***FACSIMILE TRANSMISSION COVER SHEET***

---

**DATE:** 1/20/2018

**TO:** George Yu, Executive Director

**FAX NO.** (213) 617-3298

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

2 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

---

**District Name:** LA CHINATOWN

**Account No.:** 18962

County Remittance 12/22/2017

631,704.84

Less Recovery Cost for 2018

-35,229.24

**Available for Reimbursement**

\$596,475.60

---

**PRIVACY NOTICE**

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---

**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVISE SUMMARY  
F/Y 2017-2018**

**DATE OF REMITTANCE: December 20, 2017**

| <b>ACCT.#</b> | <b>DESCRIPTION</b>   | <b>TYPE</b>                      | <b>2017-2018<br/>PROPERTY<br/>TAX<br/>REVENUE</b> | <b>2017-2018<br/>SECURED<br/>40%<br/>ADVANCE</b> | <b>2017-2018<br/>DIRECT ASSMT<br/>BILLING<br/>(TAX)</b> |
|---------------|----------------------|----------------------------------|---|--|---|
| <b>189.62</b> | <b>CHINATOWN BID</b> | <b>1%<br/>D/S<br/>AIR<br/>TL</b> | <b>-<br/>631,704.84<br/>-<br/>631,704.84</b>      | <b>-<br/>631,849.09<br/>-<br/>631,849.09</b>     | <b>-<br/>(144.25)<br/>-<br/>(144.25)</b>                |

5/9/2018

City of Los Angeles Mail - Business Improvement District Funds - LA Chinatown 189.62



Thomas Nelson <thomas.nelson@lacity.org>

---

## Business Improvement District Funds - LA Chinatown 189.62

---

Thomas Nelson <thomas.nelson@lacity.org>

Mon, Mar 20, 2017 at 1:37 PM

To: Geoyu28@aol.com

Good morning,

Please see attached transmission sheet for available reimbursement.

Thank you,

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**18962\_LA\_Chinatown.pdf**

546K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 3/20/2017

**TO:** George Yu, Executive Director

**FAX NO.** (213) 617-3298

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

3

Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** LA CHINATOWN

**Account No.:** 18962

|                                    |                            |
|------------------------------------|----------------------------|
| County Remittance 2/23/2017        | 111,795.70                 |
| SAS Collections 2/23/2017          | 290.25                     |
| SAS Collection 2/22/2017           | 31.10                      |
| <b>Available for Reimbursement</b> | <b><u>\$112,117.05</u></b> |

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2016-2017**

**DATE OF REMITTANCE: February 17, 2017**

| ACCT.# | DESCRIPTION   | TYPE                   | 2016-2017<br>PROPERTY<br>TAX<br>REVENUE | 2016-2017<br>SECURED<br>1ST<br>PAID | 2016-2017<br>REDMPT MST<br>2ND QTR<br>(TAX) | 2016-2017<br>REDMPT MST<br>2ND QTR<br>(PENALTY) |
|--------|---------------|------------------------|---|-------------------------------------|---|---|
| 189.62 | CHINATOWN BID | 1%<br>D/S<br>AIR<br>TL | -<br>111,795.70<br>-<br>111,795.70      | -<br>109,848.27<br>-<br>109,848.27  | -<br>1,239.13<br>-<br>1,239.13              | -<br>708.30<br>-<br>708.30                      |

LA Chinatown 2/01/2017-2/28/2017

| Legal Owner               | Parcel Number | FMS Account# | Invoice #   | Date Paid | Amt. Paid | JV/CRRE #         | JV/CRRE Date | Check # |
|---------------------------|---------------|--------------|-------------|-----------|-----------|-------------------|--------------|---------|
| Mutant Potato Gallery LLC | 5414-005-045  | 14CTG17      | CTG17000001 | 2/21/2017 | \$290.25  | 20170222185600013 | 2/23/2017    | 1101    |
| Bluff Real Estate LLC     | 5414-005-067  | 14CTG2       | CTG17000006 | 2/22/2017 | \$31.10   | 20170222185600034 | 2/22/2017    | 001428  |

**\$321.35**



Thomas Nelson <thomas.nelson@lacity.org>

---

## LA Chinatown Available funds for March 2018

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Wed, Mar 21, 2018 at 8:16 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, George Yu <Geoyu28@aol.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good morning,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **44K\_LA\_Chinatown.pdf**  
68K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
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(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

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***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 03/20/2018

**TO:** George Yu, Executive Director

**FAX NO.** (213) 617-3298

**FROM:** Nelson Thomas , Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

\_\_\_\_\_ Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** LA CHINATOWN

**Account No.:** 18962

|  |                     |
|--|---------------------|
| County Remittance 2/22/2018            | 169,148.33          |
| City Parcel Payments 2/14/2018         | 28,388.70           |
| SAS Collections 2/1/2018 to 2/207/2018 | 32.65               |
| <b>Available for Reimbursement</b>     | <b>\$197,569.68</b> |

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY  
F/Y 2017-2018**

**DATE OF REMITTANCE: February 20, 2018**

| ACCT.# | DESCRIPTION   | TYPE                   | 2017-2018<br>PROPERTY<br>TAX<br>REVENUE | 2017-2018<br>SECURED<br>1ST<br>PAID | 2017-2018<br>REDEMPTION MST<br>2ND QTR<br>(TAX) | 2017-2018<br>REDEMPTION MST<br>2ND QTR<br>(PENALTY) |
|--------|---------------|------------------------|---|-------------------------------------|---|---|
| 189.62 | CHINATOWN BID | 1%<br>D/S<br>AIR<br>TL | -<br>169,148.33<br>-                    | -<br>167,404.62<br>-                | -<br>1,498.36<br>-                              | -<br>245.35<br>-                                    |
|        |               |                        | 169,148.33                              | 167,404.62                          | 1,498.36  | 245.35  |



Thomas Nelson <thomas.nelson@lacity.org>

---

## LA Chinatown available funds for November 2017

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Tue, Nov 21, 2017 at 10:42 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, George Yu <Geoyu28@aol.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good morning,

Please see attach transmission sheet for available funds for the month of November. Please send us a invoice attention to Rita Moreno.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **44K\_LA\_Chinatown.pdf**  
42K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
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FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

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---

***FACSIMILE TRANSMISSION COVER SHEET***

---

**DATE:** 11/16/2017

**TO:** George Yu, Executive Director

**FAX NO.** (213) 617-3298

**FROM:** Adriana Velazquez, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

\_\_\_\_\_ Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

---

**District Name:** LA CHINATOWN

**Account No.:** 18962

Accrued Interest 7/1/2017 to 9/30/2017

1,304.82

Available for Reimbursement

\$1,304.82

---

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---



Thomas Nelson <thomas.nelson@lacity.org>

---

## LA Chinatown Available funds Business Improvement District 18962

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Tue, Sep 26, 2017 at 3:19 PM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, George Yu <Geoyu28@aol.com>, Maximo Fortu <maximo.fortu@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good afternoon,


Please see attached transmission sheet for available reimbursement. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **44K\_LA\_Chinatown.pdf**  
403K

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FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

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***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 9/20/2017

**TO:** George Yu, Executive Director

**FAX NO.** (213) 617-3298

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

2 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** LA CHINATOWN

**Account No.:** 18962

County Remittance 8/23/2017

10,620.89

Available for Reimbursement

\$10,620.89

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COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVISE SUMMARY

F/Y 2016-2017

DATE OF REMITTANCE: August 23, 2017

| ACCT.# | DESCRIPTION   | TYPE                   | 2016-2017<br>PROPERTY<br>TAX<br>REVENUE | 2016-2017<br>SECURED<br>FINAL<br>PAID | 2016-2017<br>REDMPT MST<br>4TH QTR<br>(TAX) | 2016-2017<br>REDMPT MST<br>4TH QTR<br>(PENALTY) |
|--------|---------------|------------------------|---|---------------------------------------|---|---|
| 189.62 | CHINATOWN BID | 1%<br>D/S<br>AIR<br>TL | -<br>10,620.89<br>-<br>10,620.89        | -<br>9,592.23<br>-<br>9,592.23        | -<br>451.68<br>-<br>451.68                  | -<br>576.98<br>-<br>576.98                      |



Thomas Nelson <thomas.nelson@lacity.org>

---

## insurance expiration reminder

---

**Edwin Hartoonian** <edwin.hartoonian@lacity.org>

Fri, Apr 14, 2017 at 11:09 AM

To: geoyu28@aol.com

Cc: Maximo Fortu <maximo.fortu@lacity.org>, Thomas Nelson <thomas.nelson@lacity.org>, Eugene Van Cise <eugene.vancise@lacity.org>

Good morning,

Please see attached, the insurance expiration reminder for Chinatown.

Thank You,

Edwin Hartoonian

Accounting Intern

---

 **LA CHINATOWN.pdf**  
360K

HOLLY L. WOLCOTT  
CITY CLERK

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FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

April 14, 2017

George Yu, Executive Director  
Los Angeles Chinatown Business Council  
727 N. Broadway, Suite 208  
Los Angeles, CA 90012

**SUBJECT: INSURANCE EXPIRATION DATES –  
LOS ANGELES CHINATOWN BUSINESS IMPORIVEMENT DISTRICT**

A review of our records indicates the following insurance expiration date(s):

- ☐ General Liability Insurance Endorsement expiration date: 12/20/2017
- ☐ Directors and Officers Liability Insurance expiration date: 01/10/2018
- ☒ Workman Compensation Insurance expiration date: 05/01/2017

Please have your insurance agent submit the renewal certificate electronically through City's Track4LA Insurance Tracking System which is located on our website (<http://track4la.lacity.org>). The agent will get an approval number when the process is complete. In order for us to receive a copy of the confirmation automatically, please include our email addresses [eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org) and [Edwin.hartoonian@lacity.org](mailto:Edwin.hartoonian@lacity.org) in the renewal process.

As outlined in Contract No. C-118431 it is your responsibility to make sure that your insurance requirements are in effect during the duration of this Contract. Please understand that we are unable to process any payments until acceptable insurance is provided.

If you have any questions, please contact Rosemary Hinkson of my staff at (213) 978-1082.

Sincerely,

Miranda Paster, Division Manager  
Neighborhood and Business Improvement District Division

MP:RH:eh

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

5/9/2018

City of Los Angeles Mail - Business Improvement District Funds Brentwood Village



Thomas Nelson <thomas.nelson@lacity.org>

---

## Business Improvement District Funds Brentwood Village

---

Thomas Nelson <thomas.nelson@lacity.org>

Tue, Apr 25, 2017 at 8:23 AM

To: Timothy Byk <timothybyk@gmail.com>

Please see attached for available reimbursements.

Thank you,

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**46J\_Brentwood\_Village.pdf**  
259K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



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Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

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***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 4/20/2017

**TO:** Tim Byk, Executive Director

**FAX NO.**

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

1 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

No County Remittance Received for March 2017

0.00

Available for Reimbursement

\$0.00

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Thomas Nelson <thomas.nelson@lacity.org>

---

## Brentwood Village Available Funds Business District 18971

---

Thomas Nelson <thomas.nelson@lacity.org>

Thu, Dec 21, 2017 at 9:31 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Maximo Fortu <maximo.fortu@lacity.org>, Rick Scott <rick.scott@lacity.org>, Timothy Byk <timothybyk@gmail.com>

Good afternoon,

The attach transmission sheet is sent to let you know that there are no available funds for this month.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**46J\_Brentwood\_Village.pdf**

44K

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CITY CLERK

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Los Angeles, CA 90012  
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FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

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***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 12/20/2017

**TO:** Tim Byk, Executive Director

**FAX NO.**

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

\_\_\_\_ Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

No County Remittance

0.00

Available for Reimbursement

\$0.00

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Thomas Nelson &lt;thomas.nelson@lacity.org&gt;

---

## Brentwood Village available funds for February 2018

---

Thomas Nelson &lt;thomas.nelson@lacity.org&gt;

Tue, Feb 20, 2018 at 1:51 PM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Maximo Fortu <maximo.fortu@lacity.org>, Rick Scott <rick.scott@lacity.org>, Timothy Byk <timothybyk@gmail.com>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **46J\_Brentwood\_Village.pdf**  
77K

HOLLY L. WOLCOTT  
CITY CLERK

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City of Los Angeles  
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FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

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***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 02/20/2018

**TO:** Tim Byk, Executive Director

**FAX NO.**

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

\_\_\_\_\_ Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

|                                      |                   |
|--------------------------------------|-------------------|
| Accrued interest 10/1/17 to 12/31/17 | 36.56             |
| County Remittance 1/19/2018          | 8,111.25          |
| Available for Reimbursement          | <u>\$8,147.81</u> |

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2017-2018**

**DATE OF REMITTANCE: January 19, 2018**

| <b>ACCT.#</b> | <b>DESCRIPTION</b>           | <b>TYPE</b>            | <b>2017-2018</b><br><b>PROPERTY</b><br><br><b>TAX</b><br><br><b>REVENUE</b> | <b>2017-2018</b><br><b>SECURED</b><br><br><b>10%</b><br><br><b>REVENUE</b> |
|---------------|------------------------------|------------------------|---|--|
| <b>189.71</b> | <b>BRENTWOOD VILLAGE BID</b> | 1%<br>D/S<br>AIR<br>TL | <b>-</b><br><b>8,111.25</b><br><b>-</b><br><b>8,111.25</b>                  | <b>-</b><br><b>8,111.25</b><br><b>-</b><br><b>8,111.25</b>                 |



Thomas Nelson <thomas.nelson@lacity.org>

---

## Brentwood Village Funds Available for January 2018

---

Thomas Nelson <thomas.nelson@lacity.org>

Fri, Jan 19, 2018 at 3:01 PM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Maximo Fortu <maximo.fortu@lacity.org>, Rick Scott <rick.scott@lacity.org>, Timothy Byk <timothybyk@gmail.com>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

 **46J\_Brentwood\_Village.pdf**  
72K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
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MIRANDA PASTER  
DIVISION MANAGER

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***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 1/20/2018

**TO:** Tim Byk, Executive Director

**FAX NO.**

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

2

Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

County Remittance 12/20/2017

32,388.50

Less Recovery Cost for 2018

-4,055.63

Available for Reimbursement

\$28,332.87

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**FY 2017-2018**

**DATE OF REMITTANCE: December 20, 2017**

| ACCT.# | DESCRIPTION           | TYPE                   | 2017-2018<br>PROPERTY<br>TAX<br>REVENUE | 2017-2018<br>SECURED<br>40%<br>ADVANCE | 2017-2018<br>DIRECT ASSMT<br>BILLING<br>(TAX) |
|--------|-----------------------|------------------------|---|--|---|
| 189.71 | BRENTWOOD VILLAGE BID | 1%<br>D/S<br>AIR<br>TL | -<br>32,388.50<br>-<br>32,388.50        | -<br>32,445.00<br>-<br>32,445.00       | -<br>(56.50)<br>-<br>(56.50)                  |



Thomas Nelson <thomas.nelson@lacity.org>

---

## Business Improvement District Funds - Brentwood Village 189.71

---

Thomas Nelson <thomas.nelson@lacity.org>

Fri, Jun 9, 2017 at 11:14 AM

To: Timothy Byk <timothybyk@gmail.com>

Cc: Maximo Fortu <maximo.fortu@lacity.org>, Adriana Velazquez <adriana.velazquez@lacity.org>, Rick Scott <rick.scott@lacity.org>

Hi Tim,

Attach are the other transmittals for that \$34,854.92.

sincerely,

Thomas

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**46J Brentwood Village 11-18-16 to 5-20-2017.pdf**

1509K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



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MIRANDA PASTER  
DIVISION MANAGER

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***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 11/18/2016  
**TO:** Tim Byk, Executive Director **FAX NO.**  
**FROM:** Maria Gomez , Accounts Payable  
**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

1 Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

|                                    |                |
|------------------------------------|----------------|
| County Remittance for 10/2016      | 0.00           |
| Accrued Interest 7/1/16-9/30/16    | 76.08          |
| <b>Available for Reimbursement</b> | <b>\$76.08</b> |

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HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 2/17/17  
**TO:** Tim Byk, Executive Director  
**FROM:** Maria Gomez, Accounts Payable  
**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

2 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

|                                    |                          |
|------------------------------------|--------------------------|
| County Remittance for 1/24/2017    | 7,725.00                 |
| Accrued interest 10/1/16-12/31/16  | 4.62                     |
| <b>Available for Reimbursement</b> | <b><u>\$7,729.62</u></b> |

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2016-2017**

**DATE OF REMITTANCE: January 20, 2017**

| ACCT.# | DESCRIPTION           | TYPE | 2016-2017                  | 2016-2017                 |
|--------|-----------------------|------|----------------------------|---------------------------|
|        |                       |      | PROPERTY<br>TAX<br>REVENUE | SECURED<br>10%<br>REVENUE |
| 189.71 | BRENTWOOD VILLAGE BID | 1%   | -                          | -                         |
|        |                       | D/S  | 7,725.00                   | 7,725.00                  |
|        |                       | AIR  | -                          | -                         |
|        |                       | TL   | 7,725.00                   | 7,725.00                  |

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



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(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

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***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 3/20/2017

**TO:** Tim Byk, Executive Director

**FAX NO.**

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

2 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

County Remittance 3/23/2017

5,007.02

Available for Reimbursement

\$5,007.02

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2016-2017**

**DATE OF REMITTANCE: February 17, 2017**

| ACCT.# | DESCRIPTION           | TYPE | 2016-2017                  |                        |
|--------|-----------------------|------|----------------------------|------------------------|
|        |                       |      | PROPERTY<br>TAX<br>REVENUE | SECURED<br>1ST<br>PAID |
| 189.71 | BRENTWOOD VILLAGE BID | 1%   | -                          | -                      |
|        |                       | D/S  | 5,007.02                   | 5,007.02               |
|        |                       | AIR  | -                          | -                      |
|        |                       | TL   | 5,007.02                   | 5,007.02               |

HOLLY L. WOLCOTT  
CITY CLERK

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CALIFORNIA



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Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 5/20/2017

**TO:** Tim Byk, Executive Director

**FAX NO.**

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

\_\_\_\_\_ Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

|                                |                    |
|--------------------------------|--------------------|
| No County Remittance 4/20/2017 | 22,030.49          |
| Interest 4/18/17               | 11.71              |
| Available for Reimbursement    | <u>\$22,042.20</u> |

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2016-2017**

**DATE OF REMITTANCE: April 20, 2017**

| ACCT.# | DESCRIPTION           | TYPE                   | 2016-2017                        | 2016-2017                        |
|--------|-----------------------|------------------------|----------------------------------|----------------------------------|
|        |                       |                        | PROPERTY<br>TAX<br>REVENUE       | SECURED<br>85%<br>ADVANCE        |
| 189.71 | BRENTWOOD VILLAGE BID | 1%<br>D/S<br>AIR<br>TL | -<br>22,030.35<br>-<br>22,030.35 | -<br>22,030.49<br>-<br>22,030.49 |

5/9/2018

City of Los Angeles Mail - Business Improvement District Fund - Brentwood Village 189.71



Thomas Nelson <thomas.nelson@lacity.org>

---

## Business Improvement District Fund - Brentwood Village 189.71

---

Thomas Nelson <thomas.nelson@lacity.org>

Mon, Mar 20, 2017 at 1:24 PM

To: timothybyk@gmail.com

Good morning,

Please see attached transmission sheet for available reimbursement.

Thank you,

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**18971\_Brentwood\_Village.pdf**  
414K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

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CALIFORNIA



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FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

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***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 3/20/2017

**TO:** Tim Byk, Executive Director

**FAX NO.**

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

2 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

County Remittance 3/23/2017

5,007.02

Available for Reimbursement

\$5,007.02

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2016-2017**

**DATE OF REMITTANCE: February 17, 2017**

| ACCT.# | DESCRIPTION           | TYPE | 2016-2017                  |                        |
|--------|-----------------------|------|----------------------------|------------------------|
|        |                       |      | PROPERTY<br>TAX<br>REVENUE | SECURED<br>1ST<br>PAID |
| 189.71 | BRENTWOOD VILLAGE BID | 1%   | -                          | -                      |
|        |                       | D/S  | 5,007.02                   | 5,007.02               |
|        |                       | AIR  | -                          | -                      |
|        |                       | TL   | 5,007.02                   | 5,007.02               |



Thomas Nelson &lt;thomas.nelson@lacity.org&gt;

---

## Brentwood Village available funds for March 2018

---

**Thomas Nelson** <thomas.nelson@lacity.org>

Wed, Mar 21, 2018 at 8:00 AM

To: Adriana Velazquez &lt;adriana.velazquez@lacity.org&gt;, Maximo Fortu &lt;maximo.fortu@lacity.org&gt;, Rick Scott &lt;rick.scott@lacity.org&gt;, Timothy Byk &lt;timothybyk@gmail.com&gt;

Good Morning,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

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 **46J\_Brentwood\_Village.pdf**  
76K

HOLLY L. WOLCOTT  
CITY CLERK

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EXECUTIVE OFFICER

City of Los Angeles  
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Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

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***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 03/20/2018

**TO:** Tim Byk, Executive Director

**FAX NO.**

**FROM:** Nelson Thomas , Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

\_\_\_\_\_ Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

County Remittance 2/22/2018

15,482.70

Available for Reimbursement

\$15,482.70

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY  
F/Y 2017-2018**

**DATE OF REMITTANCE: February 20, 2018**

| ACCT.#        | DESCRIPTION                  | TYPE                             | 2017-2018             | 2017-2018             |
|---------------|------------------------------|----------------------------------|-----------------------|-----------------------|
|               |                              |                                  | PROPERTY<br>TAX       | SECURED<br>10%        |
|               |                              |                                  | REVENUE               | REVENUE               |
| <b>189.71</b> | <b>BRENTWOOD VILLAGE BID</b> | <b>1%<br/>D/S<br/>AIR<br/>TL</b> | -<br><b>15,482.70</b> | -<br><b>15,482.70</b> |
|               |                              |                                  | <b>15,482.70</b>      | <b>15,482.70</b>      |



Thomas Nelson <thomas.nelson@lacity.org>

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## Brentwood Village available funds for November 2017

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Thomas Nelson <thomas.nelson@lacity.org>

Tue, Nov 21, 2017 at 10:09 AM

To: Adriana Velazquez <adriana.velazquez@lacity.org>, Maximo Fortu <maximo.fortu@lacity.org>, Rick Scott <rick.scott@lacity.org>, Timothy Byk <timothybyk@gmail.com>

Good morning,

Please see attach transmission sheet for available funds for the month of November. Please send us a invoice attention to Rick Scott.

Thank you,  
Thomas Nelson

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles



**46J\_Brentwood\_Village.pdf**

42K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
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Los Angeles, CA 90012  
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FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 11/16/2017

**TO:** Tim Byk, Executive Director

**FAX NO.**

**FROM:** Adriana Velazquez, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

Accrued interest 7/1/2017 to 9/30/2017

143.45

Available for Reimbursement

\$143.45

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Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 9/20/2017  
**TO:** Tim Byk, Executive Director  
**FROM:** Thomas Nelson, Accounts Payable  
**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

**FAX NO.**

1 Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** BRENTWOOD VILLAGE

**Account No.:** 18971

No County Remittance 8/23/2017

0.00

Available for Reimbursement

\$0.00

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Rita Moreno <rita.moreno@lacity.org>

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## Westchester Town Center BID Newsletter

2 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Wed, Jan 11, 2017 at 5:28 PM

The current issue of the Westchester Town Center BID Newsletter is attached. Please see the article about the City's proposed legalization of "street vending" in our community.

We are sending the newsletter now so that our readers have an opportunity to voice their preferences with respect to the proposed City action that is being supported by Councilman Mike Bonin. Think of taco carts, fruit vendors, and cheap merchandise together with all of the litter, sidewalk mess, and clutter caused by vendors that don't pay rent, taxes, or fees as the brick and mortar stores they are competing against do. The Westchester Town Center BID has requested our Councilman to not force street vending on the community of Westchester and to require property owner approval before any vendor could set up shop in front of their property. If some neighborhoods want it fine, but we don't think Westchester is one of those places. The Neighborhood Council and Chamber of Commerce have agreed. How fair is it to require property owners to repair their sidewalks but not allow them to have a voice in whether or not someone can set up a business there?

The City Council is apparently going to vote on this item on January 18. Let Councilman Bonin know your thoughts at 310-568-8772.



**BID Newsletter 161216.pdf**  
1768K

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Wed, Jan 11, 2017 at 7:17 PM

Attached is the Westchester BID's Winter Quarter newsletter. I'll send the other one under separate cover.  
[Quoted text hidden]



**BID Newsletter 161216.pdf**  
1768K



# News

WESTCHESTER TOWN CENTER

WINTER 2016

## IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at [laxspas.org](http://laxspas.org)



To contact the Office of L.A. City Councilman Mike Bonin, who represents the Westchester Town Center BID area, please call (310) 568-8772 or visit [11thdistrict.com](http://11thdistrict.com)



To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit

[westchesterstreetscape.org](http://westchesterstreetscape.org)

## YOU ARE INVITED ...

The public is invited to attend WTC BID Board meetings, which are normally held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

## Westchester Garden Dedicated to Congresswoman Maxine Waters

Waters Honored for Her Efforts to Bring \$1 Million in Funding to Implement the Westchester Landscape Entry Project

The non-profit Westchester Streetscape Improvement Association (WSIA) recently recognized Congresswoman Maxine Waters for her efforts in securing a \$1 million federal grant to assist the organization in improving Sepulveda Boulevard.

Waters was instrumental in securing the grant that helped WSIA complete its Westchester Landscape Entry Project. The project removed the 50-plus-

year-old Ficus trees, many of which were diseased or structurally unstable, to allow for sidewalk, curb and gutter repairs along Sepulveda Boulevard. The result has been a more pedestrian-friendly and more beautiful boulevard with meandering sidewalks and attractive landscaping.



"Our goal was to create a much more walkable streetscape that will enable pedestrians, especially children and the elderly, to safely connect with the schools, churches and the YMCA, which are located on Sepulveda," said WSIA President John Ruhlen, who began the effort more than a decade ago. The project included the planting of approximately 100 new trees and vegetation, including New Zealand Flax, Fountain Grass and Pink Trumpet Trees, which will not present the problems inherent with the Ficus trees whose root systems destroyed the street and sidewalk. In addition, the project reconstructed the pedestrian areas, including creation of meandering sidewalks and lush landscaping.



The \$2.85-million project was funded through a variety of sources. Waters secured a \$1 million federal grant for improvements along the west side of Sepulveda Boulevard. Former Los Angeles City Councilman Bill Rosendahl worked with Equity Office Partners, the owners of Howard Hughes Center, to secure a \$1.85 million contribution from Equity Office Partners to handle improvements on the east side of Sepulveda. Equity Office also pledged \$850,000 to create an on-going endowment to maintain the improvements.

## What Is the Westchester Town Center BID?

The mission of the WTC BID is to: proactively enhance the vitality of the business district, its stakeholders, and the community by providing an inviting environment; streetscape landscaping and beautification; marketing and promotions; new business attraction; and policy advocacy.

It is a property based District formed by a vote of the commercial property owners that assess themselves for its costs of operation. Some 129 properties are included, and it is one of about 45 other business improvement districts in the City of Los Angeles. The WTC BID is managed by a non-profit corporation pursuant to its adopted Management District Plan and contract with the City. Its Board of Directors meets monthly and invites stakeholder participation.

## Westchester Town Center BID Board of Directors

**Karen Dial**  
Drollinger Properties  
President

**John Ruhlen**  
Ruhlen & Associates  
Secretary

**Miki Payne**  
Drollinger Properties  
Treasurer

**Jack Davis**  
Coldwell Banker  
Residential Brokerage

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Christopher H. Locke**  
HFH Ltd.

**Lara Saab**  
CBRE, Inc.

**Donald R. Duckworth**  
Executive Director



# BID Weighs in on City's Proposed Street Vending Ordinance

The Westchester Town Center BID has long been opposed to food carts and other forms of street vending.

"We do not believe that such street vendors are an appropriate use within the Westchester business district," the BID wrote in a letter to Councilman Mike Bonin. "Such vendors are not fair to local businesses that must pay rent, taxes, utilities, and abide by the many regulations that are attendant to their business, including inspections. Legalization of street vending raises questions about health, safety, increased sidewalk congestion, and trash."

One of the biggest issues, of course, is the fact that the City has no realistic plan or capacity for

regulating out-of-control street vending; there are an estimated 50,000 illegal street vendors currently operating in the City.

Recognizing that some Los Angeles City Council Districts may desire such vendors, the BID supports establishment of special zones or permits that are not applicable to our area – a so-called "opt-in" system.

More than 30 major cities across the nation already have strict rules regarding street vending. In Boston, for example, sidewalk vendors must obtain written permission from the owner of the building outside they wish to operate. In San Diego, sidewalk vendors are not allowed in the Gaslamp District, and in other parts of the city must operate near approved toilet and hand-washing facilities. In San Francisco, sidewalk vending is prohibited in residential areas and vendors must remain a certain distance away from existing restaurants and other facilities.

The BID will continue to push for common sense restrictions on street vending that protect our local brick and mortar businesses as well as the health and safety of our neighborhood.

If you or your business would like to see sidewalk vending more closely regulated, please contact [SaveSmallBusiness@gmail.com](mailto:SaveSmallBusiness@gmail.com)





Rita Moreno <rita.moreno@lacity.org>

---

## Westchester Town Center Newsletter Clarification re Street Vending

3 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Thu, Jan 12, 2017 at 6:51 PM

Yesterday we distributed the current issue of the Westchester Town Center BID Newsletter, which is attached again.

We wanted our readers to know about the a proposal that the Los Angeles City Council was considering that would legalize and possibly force street vending onto Westchester. Our beloved Councilman Bonin talked to us this morning and felt that our email mis-characterized his position. We did not intend to do so, apologized for any misunderstanding, and agreed to clarify his position with our readers. Councilman Bonin said that he supported an "opt-in" system or, if the votes to pass it were not there, then: "I will continue to push for requirements to give neighborhoods an easy and simple 'opt-out.'"

Councilman Bonin and the Westchester Town Center BID and the Westchester Streetscape Improvement Association have enjoyed a long and mutually successful relationship that has produced tangible benefits for Westchester. We look forward to a long successful future together.



**BID Newsletter 161216.pdf**  
1768K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Fri, Jan 13, 2017 at 2:41 PM

Hi Don,

Happy New Year! Hope you had a wonderful holiday season and that 2017 brings you lots of success!

Me? I have to do the follow-up, as you know. Thanks for the Winter Newsletter, which I am noting as the 4th Quarter Newsletter for 2016. In updating our file, I don't see that we received the 3rd Quarter Newsletter (Fall) for 2016, nor the 2nd, 3rd or 4th Quarter Reports. Are my files off?

If I missed something, please send again via email.

Thanks.

Rita

[Quoted text hidden]

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





---

**Rita Moreno** <rita.moreno@lacity.org>

Fri, Jan 13, 2017 at 3:09 PM

To: Donald Duckworth <duckworth.donald@gmail.com>

Also, I don't have the date you held your annual stakeholders' meeting and the BID's insurance expired last year (general liability 8/27/16, directors and officers 8/27/16 and workers' comp 12/20/16). Please have your insurance broker update the City's system at: <http://track4la.lacity.org/>

Thanks and let me know if you have any questions.

[Quoted text hidden]



# News

WESTCHESTER TOWN CENTER

WINTER 2016

## IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at [laxspas.org](http://laxspas.org)



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To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit

[westchesterstreetscape.org](http://westchesterstreetscape.org)

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Waters was instrumental in securing the grant that helped WSIA complete its Westchester Landscape Entry Project. The project removed the 50-plus-

year-old Ficus trees, many of which were diseased or structurally unstable, to allow for sidewalk, curb and gutter repairs along Sepulveda Boulevard. The result has been a more pedestrian-friendly and more beautiful boulevard with meandering sidewalks and attractive landscaping.



"Our goal was to create a much more walkable streetscape that will enable pedestrians, especially children and the elderly, to safely connect with the schools, churches and the YMCA, which are located on Sepulveda," said WSIA President John Ruhlen, who began the effort more than a decade ago. The project included the planting of approximately 100 new trees and vegetation, including New Zealand Flax, Fountain Grass and Pink Trumpet Trees, which will not present the problems inherent with the Ficus trees whose root systems destroyed the street and sidewalk. In addition, the project reconstructed the pedestrian areas, including creation of meandering sidewalks and lush landscaping.



The \$2.85-million project was funded through a variety of sources. Waters secured a \$1 million federal grant for improvements along the west side of Sepulveda Boulevard. Former Los Angeles City Councilman Bill Rosendahl worked with Equity Office Partners, the owners of Howard Hughes Center, to secure a \$1.85 million contribution from Equity Office Partners to handle improvements on the east side of Sepulveda. Equity Office also pledged \$850,000 to create an on-going endowment to maintain the improvements.

## What Is the Westchester Town Center BID?

The mission of the WTC BID is to: proactively enhance the vitality of the business district, its stakeholders, and the community by providing an inviting environment; streetscape landscaping and beautification; marketing and promotions; new business attraction; and policy advocacy.

It is a property based District formed by a vote of the commercial property owners that assess themselves for its costs of operation. Some 129 properties are included, and it is one of about 45 other business improvement districts in the City of Los Angeles. The WTC BID is managed by a non-profit corporation pursuant to its adopted Management District Plan and contract with the City. Its Board of Directors meets monthly and invites stakeholder participation.

## Westchester Town Center BID Board of Directors

**Karen Dial**  
Drollinger Properties  
President

**John Ruhlen**  
Ruhlen & Associates  
Secretary

**Miki Payne**  
Drollinger Properties  
Treasurer

**Jack Davis**  
Coldwell Banker  
Residential Brokerage

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Christopher H. Locke**  
HFH Ltd.

**Lara Saab**  
CBRE, Inc.

**Donald R. Duckworth**  
Executive Director



# BID Weighs in on City's Proposed Street Vending Ordinance

The Westchester Town Center BID has long been opposed to food carts and other forms of street vending.

"We do not believe that such street vendors are an appropriate use within the Westchester business district," the BID wrote in a letter to Councilman Mike Bonin. "Such vendors are not fair to local businesses that must pay rent, taxes, utilities, and abide by the many regulations that are attendant to their business, including inspections. Legalization of street vending raises questions about health, safety, increased sidewalk congestion, and trash."

One of the biggest issues, of course, is the fact that the City has no realistic plan or capacity for

regulating out-of-control street vending; there are an estimated 50,000 illegal street vendors currently operating in the City.

Recognizing that some Los Angeles City Council Districts may desire such vendors, the BID supports establishment of special zones or permits that are not applicable to our area – a so-called "opt-in" system.

More than 30 major cities across the nation already have strict rules regarding street vending. In Boston, for example, sidewalk vendors must obtain written permission from the owner of the building outside they wish to operate. In San Diego, sidewalk vendors are not allowed in the Gaslamp District, and in other parts of the city must operate near approved toilet and hand-washing facilities. In San Francisco, sidewalk vending is prohibited in residential areas and vendors must remain a certain distance away from existing restaurants and other facilities.

The BID will continue to push for common sense restrictions on street vending that protect our local brick and mortar businesses as well as the health and safety of our neighborhood.

If you or your business would like to see sidewalk vending more closely regulated, please contact [SaveSmallBusiness@gmail.com](mailto:SaveSmallBusiness@gmail.com)





Rita Moreno <rita.moreno@lacity.org>

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## Notice & Agenda for WBIA Board Meeting - Thursday January 19, 2017 @ 10 AM

1 message

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Sun, Jan 15, 2017 at 10:33 PM

Please see the attached. As always, let me know of any questions or as I can assist in any way. Thank you.

Note to Rena: Please post this on the front door asap.



**WBIA BD MTNG AGENDA 170113.pdf**  
213K

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /  
WESTCHESTER TOWN CENTER BID  
BOARD OF DIRECTORS  
AGENDA**

**Thursday, January 19, 2017**

**Meeting Location: Conference Room  
8929 S. Sepulveda Boulevard #130  
Westchester, CA 90045**

1. CALL TO ORDER – Karen Dial, President 10:00 AM

2. PUBLIC COMMENTS This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.

A. Comments from LAPD SLO Brianna Brown

3. APPROVAL OF MINUTES – November 22, 2017

4. FINANCIAL REPORT – Through December 31, 2016

5. BUSINESS ITEMS

A. Presentation re Public Art in the BID Area  
- Board Member John Ruhlen

B. Discussion & Possible Action re Proposed City Street Vending Legalization

C. Presentation of 2016 Year End Actual Expense Report

D. Discussion of Possible North Side Police Facility

E. Discussion of Public Records Act Request and Action As Desired

6. REPORT FROM EXECUTIVE DIRECTOR

- Status Report re Revised On-Street Parking Restrictions on Sepulveda
- Update re: "Tree Well Pebbles" – 87<sup>th</sup> Street Near Complete

7. BOARD MEMBER COMMENTS

8. NEXT MEETING – February 16, 2017

9. ADJOURNMENT

12:00 PM



Rita Moreno <rita.moreno@lacity.org>

---

## Re: Westchester Assessment Invoice (Draft)

2 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Wed, Feb 8, 2017 at 11:36 PM

To: "Maria V. Gomez" <Maria.V.Gomez@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>

Good Morning Maria...

We haven't heard from you on the missing transmittal(s). Were you able to locate those from 2016 that have not been invoiced for? Thank you.

On Wed, Feb 1, 2017 at 6:37 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Attached is the draft Westchester Assessment Invoice but it seems like I'm missing some funds available. Can you help me identify what I'm missing so we can submit this invoice today? Let me know as I can help in any way.

Thank you.

---

**Maria Gomez** <maria.v.gomez@lacity.org>

Thu, Feb 9, 2017 at 9:11 AM

To: Donald Duckworth <duckworth.donald@gmail.com>

Cc: Rita Moreno <rita.moreno@lacity.org>

Good morning Donald,

Please see attached, transmittal that is showing as outstanding.

In order to process payment, please invoice our office.

Thank you,

[Quoted text hidden]

--

Maria V. Gomez  
Special Assessment Section  
Phone (213) 978-1099



**WESTCHESTER 18883.pdf**

825K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

**FACSIMILE TRANSMISSION COVER SHEET**

**DATE:** 05/20/2016

**TO:** Donald DuckWorth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Maria Gomez , Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

4

Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** WESTCHESTER

**Account No.:** 18883

|                                       |                     |
|---------------------------------------|---------------------|
| County Remittance rec'd on 04/22/2016 | 98,992.40           |
| SAS Collection 4/21/16 & 4/25/16      | 13,569.04           |
| Interest 01/01/16 - 03/31/16          | 527.15              |
| Available for Reimbursement           | <u>\$113,088.59</u> |

**PRIVACY NOTICE**

This message is intended for the use of the individual or entity to which it is addressed and may contain material that is privileged, confidential or exempt from disclosure under Federal or state law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2015-2016**

**DATE OF REMITTANCE: April 20, 2016**

| ACCT.# | DESCRIPTION | TYPE                   | 2015-2016                        | 2015-2016                        |
|--------|-------------|------------------------|----------------------------------|----------------------------------|
|        |             |                        | PROPERTY<br>TAX<br><br>REVENUE   | SECURED<br>85%<br><br>ADVANCE    |
| 188.83 | WESTCHESTER | 1%<br>D/S<br>AIR<br>TL | -<br>98,992.40<br>-<br>98,992.40 | -<br>98,992.40<br>-<br>98,992.40 |

# WESTCHESTER

## 2015/2016 GOVERNMENT & PUBLIC AGENCIES PAYMENT REPORT

| Legal Owner         | Parcel Number | FMS<br>Account # | Invoice #   | Amount   | Invoice<br>Date | Date<br>Paid | Amt.<br>Paid | JV/CRR #          | JV/CRR<br>DATE | CHECK # | REC'D |
|---------------------|---------------|------------------|-------------|----------|-----------------|--------------|--------------|-------------------|----------------|---------|-------|
| PCG Westchester LLC | 4123-001-021  | 14WRG2           | WRG16000001 | \$599.74 | 1/28/2016       | 4/21/2016    | \$599.74     | 20160422181800021 | 4/22/2016      | 1069    | 5252  |
| PCG Westchester LLC | 4123-001-022  | 14WRG2           | WRG16000001 | \$398.88 | 1/28/2016       | 4/21/2016    | \$398.88     | 20160422181800021 | 4/22/2016      | 1069    | 5252  |
| PCG Westchester LLC | 4123-001-023  | 14WRG2           | WRG16000001 | \$299.85 | 1/28/2016       | 4/21/2016    | \$299.85     | 20160422181800021 | 4/22/2016      | 1069    | 5252  |
| PCG Westchester LLC | 4123-001-024  | 14WRG2           | WRG16000001 | \$299.85 | 1/28/2016       | 4/21/2016    | \$299.85     | 20160422181800021 | 4/22/2016      | 1069    | 5252  |
| PCG Westchester LLC | 4123-001-025  | 14WRG2           | WRG16000001 | \$499.31 | 1/28/2016       | 4/21/2016    | \$499.31     | 20160422181800021 | 4/22/2016      | 1069    | 5252  |

\$2,097.63

\$2,097.63

**WESTCHESTER  
2015/2016 GOVERNMENT & PUBLIC AGENCIES PAYMENT REPORT**

| Legal Owner | Parcel Number | FMS<br>Account # | Invoice # | Amount     | Invoice<br>Date | Date<br>Paid | Amt.<br>Paid | JV/CRRE #    | JV/CRRE<br>DATE | CHECK # | REC'D |
|-------------|---------------|------------------|-----------|------------|-----------------|--------------|--------------|--------------|-----------------|---------|-------|
| LAWA        | 4122-022-928  | N/A              | N/A       | \$3,436.08 | 2/4/2016        | 4/25/2016    | \$3,436.08   | 160000002325 | 4/25/2016       | IET     |       |
| LAWA        | 4122-023-917  | N/A              | N/A       | \$1,635.29 | 2/4/2016        | 4/25/2016    | \$1,635.29   | 160000002325 | 4/25/2016       | IET     |       |
| LAWA        | 4122-024-918  | N/A              | N/A       | \$4,453.45 | 2/4/2016        | 4/25/2016    | \$4,453.45   | 160000002325 | 4/25/2016       | IET     |       |
| LAWA        | 4124-002-916  | N/A              | N/A       | \$1,946.59 | 2/4/2016        | 4/25/2016    | \$1,946.59   | 160000002325 | 4/25/2016       | IET     |       |

**\$11,471.41**

**\$11,471.41**



Rita Moreno <rita.moreno@lacity.org>

---

## Quarterly Reports & Invoice for Assessments

---

Rita Moreno <rita.moreno@lacity.org>

Wed, Feb 8, 2017 at 3:44 PM

To: Donald Duckworth <duckworth.donald@gmail.com>

Cc: Rick LaRue <rlarue@insurancewest.com>, "Columbia, Suzan" <scolumbia@insurancewest.com>, Heidi Fils <hfils@insurancewest.com>

Okay, thanks.

On Wed, Feb 8, 2017 at 3:25 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Thank you Rita.

Attached is the executed Workers Comp Wavier.

By copy of this email I'm asking our Westchester Town Center BID Insurance brokers to follow through with appropriate Track4LA filing of our BID insurance, which has never lapsed and remains in full force and effect.

Thank you.

On Thu, Feb 2, 2017 at 12:05 PM, Rita Moreno <rita.moreno@lacity.org> wrote:

Hi Don,

Elsie came by and we downloaded the file for Westchester and Melrose. I have all the quarterly reports for Westchester and missing only the 3rd quarter newsletter. What will hold up the issuance of your check is your insurance coverage, which expired on 8/27/16. Please have your insurance broker upload the current Certificate of Liability Insurance to: <http://track4la.lacity.org/>

I'll check Melrose later.

Thanks.

Rita

On Thu, Feb 2, 2017 at 10:12 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

My assistant, Elsie Lopez, will be bringing the referenced docs to you this am. Please process our invoice asap. Thank you.

Let me know as I may assist I any way.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





--  
Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



City of Los Angeles  
**Request for Waiver**  
Workers' Compensation Insurance Requirement

**Business**

Legal Name: Westchester Business Improvement Association

Address: 8929 S. Sepulveda Blvd., Suite 130  
Westchester, CA 90045

Legal Form    ☐ Sole Proprietor    ☐ Limited Partnership    ☐ General Partnership    ☒ Corporation  
                  ☐ Business Trust        ☐ Limited Liability Company    ☐ Other: \_\_\_\_\_

Contact Person (Name and Telephone): Donald Duckworth (310) 417-9030

**City Reference**

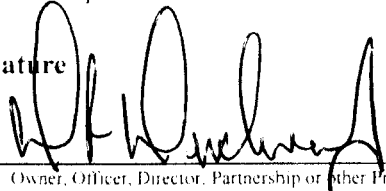
City Agency Office of the City Clerk                      Contact Name/Telephone Rita Moreno (213) 978-1122

Document Reference: C-120115                      Any work performed on City Premises?    ☐ Yes    ☒ No  
(bid, contract, job no., location, etc.)

Nature of work to be performed for City: Business Improvement District Administration

**Declaration:**

With respect to the above-mentioned business, I hereby warrant that the business has no employees other than the owners, officers, directors, partners or other principals who have elected to be exempt from Worker's Compensation coverage in accordance with California law. I further warrant that I understand the requirements of Section 3700 et seq. of the California Labor Code with respect to providing Worker's Compensation coverage for any employees of the above mentioned business. I agree to comply with the code requirements and all other applicable laws and regulations regarding workers compensation, payroll taxes, FICA and tax withholding and similar employment issues. I further agree to hold the City of Los Angeles harmless from loss or liability which may arise from the failure of the above-mentioned business to comply with any such laws or regulations. I therefore request that the City of Los Angeles waive its requirement for evidence of Workers' Compensation insurance in connection with the above-referenced work.

Signature   
\_\_\_\_\_  
Owner, Officer, Director, Partnership or other Principal

**Risk Management Approval:**

\_\_\_\_\_  
Executive Director  
Title

3.8.17  
Date



Rita Moreno <rita.moreno@lacity.org>

---

## Quarterly Reports & Invoice for Assessments

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Feb 9, 2017 at 1:38 PM

Thank you.

On Feb 9, 2017 11:51 AM, "Rita Moreno" <rita.moreno@lacity.org> wrote:  
It should be about two weeks.

On Wed, Feb 8, 2017 at 11:34 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
BID Newsletter for Westchester is attached. This should complete our file. Let me know as I may assist further.  
Thank you.

Can you estimate when we might be able to receive assessment funds?

On Wed, Feb 8, 2017 at 3:56 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
Thank you Heidi.

On Wed, Feb 8, 2017 at 3:54 PM, Fils, Heidi <heidi.fils@nfp.com> wrote:

Hi Donald,

The certificate was filed with Track4LA at renewal. I will re-submit another copy. A new copy and confirmation email will follow shortly.

Please contact our office should you have any further questions.

Thank you,

**Heidi Fils**

Sr. Account Coordinator

Commercial Lines

2450 Tapo Street | Simi Valley, CA 93063

P: 805.537.0115 | F: 805.579.1916 | heidi.fils@nfp.com | [www.nfp.com](http://www.nfp.com)



Insurance services provided by NFP Property & Casualty Services, Inc. (NFP P&C), a subsidiary of NFP Corp. In California, NFP P&C does business as NFP Property & Casualty Insurance Services, Inc. License #0F15715

**\*Please note: Our office will be closed on Monday February 20<sup>th</sup>, 2017 in Observance of Presidents Day.**

**From:** Donald Duckworth [mailto:[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)]  
**Sent:** Wednesday, February 08, 2017 3:26 PM  
**To:** Rita Moreno  
**Cc:** La Rue, Rick; Columbia, Suzan; Fils, Heidi  
**Subject:** Re: Quarterly Reports & Invoice for Assessments

#### External Email

---

Thank you Rita.

Attached is the executed Workers Comp Wavier.

By copy of this email I'm asking our Westchester Town Center BID Insurance brokers to follow through with appropriate Track4LA filing of our BID insurance, which has never lapsed and remains in full force and effect.

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Rita Moreno

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--

Rita Moreno

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# WESTCHESTER TOWN CENTER News

FALL 2016

## IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at [laxspas.org](http://laxspas.org)



To contact the Office of L.A. City Councilman Mike Bonin, who represents the Westchester Town Center BID area, please call (310) 568-8772 or visit [11thdistrict.com](http://11thdistrict.com)



To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit

[westchesterstreetscape.org](http://westchesterstreetscape.org)

## YOU ARE INVITED ...

The public is invited to attend WTC BID Board meetings, which are normally held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

## Westchester Town Center BID Leverages Funding for New Projects

From Landscaping to Infrastructure Improvements, the BID Helps Increase Benefits to the Local Community by Bringing Dollars to the Table

The Westchester Town Center Business Improvement District (BID) often advocates for external assistance that benefits its local stakeholders, either on its own or as part of a team.

Although such initiatives usually take the form of promoting governmental policies that benefit local commercial properties, the BID is also actively engaged in seeking local financial support for local projects.



Such efforts "leverage" the investments local commercial property owners already make in assessing themselves to pay for the BID. Using the strength of the BID, new revenue streams from non-BID sources are secured and paired with BID funds to increase the positive impact BID dollars could have working on their own.

This year has been no exception.

The BID has been active in securing non-BID contributions for a variety of projects that benefit BID members as well as the greater Westchester community.

The contributions received this year have increased the total "leveraged" value from BID operations to over \$3.6 million since the BID began operations.

"A key component of a successful BID is not only to use our assessed dollars to benefit our members, but to form strong relationships with those outside the BID membership and work in cooperation with them to improve the community we all share," said Executive Director Don Duckworth. "I am proud that that is exactly what we are doing."



## What Is the Westchester Town Center BID?

The mission of the WTC BID is to: proactively enhance the vitality of the business district, its stakeholders, and the community by providing an inviting environment; streetscape landscaping and beautification; marketing and promotions; new business attraction; and policy advocacy.

It is a property based District formed by a vote of the commercial property owners that assess themselves for its costs of operation. Some 129 properties are included, and it is one of about 45 other business improvement districts in the City of Los Angeles. The WTC BID is managed by a non-profit corporation pursuant to its adopted Management District Plan and contract with the City. Its Board of Directors meets monthly and invites stakeholder participation.

## Westchester Town Center BID Board of Directors

**Karen Dial**  
Drollinger Properties  
President

**John Ruhlen**  
Ruhlen & Associates  
Secretary

**Miki Payne**  
Drollinger Properties  
Treasurer

**Jack Davis**  
Coldwell Banker  
Residential Brokerage

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Christopher H. Locke**  
HFH Ltd.

**Lara Saab**  
CBRE, Inc.

**Donald R. Duckworth**  
Executive Director



| Item  | Local Property Owner Value |
|---|----------------------------|
| Sepulveda Boulevard Improvement Project   | \$11.6 million             |
| Installation of electrical conduit for landscape light at City cost   | \$30,732                   |
| Installation of water emters for Sepulveda Boulevard landscape  | \$16,000 (est.)            |
| Avoidance of General Contractor mark-up for electrical facilities installation                                  | \$60,000 (est.)            |
| Installation of the "Welcome to Westchester" sign on Lincoln Boulevard  | \$45,000                   |
| City Councilmember Rosendahl grant for Sepulveda electrical improvements  | \$35,000                   |
| Neighborhood Council grant for Sepulveda electrical improvements  | \$10,000                   |
| Westchester Vitalization grant for Sepulveda electrical improvements  | \$10,000                   |
| DWP Holiday Decoration grant  | \$2,000                    |
| Triangle street tree installation   | \$47,300                   |
| Sepulveda storm drain expansion   | \$450,323                  |
| Sepulveda Eastway and Sepulveda Westway street overlay  | \$235,000                  |
| DWP Grant   | \$5,000                    |
| Coordination of parking "Alive & Running" Event (4x)  | \$10,000                   |
| Facilitation of Lutheran School Improvements on Sepulveda   | \$75,000                   |
| Science Center Street Tree Grant (200 trees) - Two (2) years Maintenance  | \$60,000                   |
| Equity Office Properties Contribution   | \$1.85 million             |
| Safe Route to School Grant Improvements   | \$660,000                  |
| City Council Member Mike Bonin Slough Wall Grant  | \$12,000                   |
| City Grant for Landscape Mulch  | \$12,000                   |
| Total "leveraged" value (added dollars) from BID operations (excluding Sepulveda Boulevard Improvement Project) | \$3,625,355                |



Rita Moreno <rita.moreno@lacity.org>

---

## WBIA / Westchester BID Board Meeting Agenda - February 16, 2017

1 message

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Mon, Feb 13, 2017 at 4:41 PM

Please see the attached. As always, let me know of any questions. Thank you.



**WBIA BD MTNG AGENDA 170216.pdf**  
215K

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /  
WESTCHESTER TOWN CENTER BID  
BOARD OF DIRECTORS  
AGENDA**

**Thursday, February 16, 2017**

**Meeting Location: Conference Room  
8929 S. Sepulveda Boulevard #130  
Westchester, CA 90045**

1. CALL TO ORDER – Karen Dial, President 10:00 AM

2. PUBLIC COMMENTS This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.

A. Comments from LAPD SLO Brianna Brown

3. APPROVAL OF MINUTES – January 19, 2016

4. FINANCIAL REPORT –

5. BUSINESS ITEMS

A. CLOSED SESSION with Legal Counsel

B. Presentation re Measure H on March Ballot (Proposed LA County ¼ Cent Sales Tax Increase for Homeless Services)  
- Representative from PATH

C. Discussion & Possible Action re Proposed City Street Vending Legalization

D. Discussion of Follow-Up From Eric Newberg

E. Presentation of 2016 Year End Actual Expense Report

F. Discussion of Possible North Side Police Facility

G. Discussion of Public Records Act Request and Action As Desired

6. REPORT FROM EXECUTIVE DIRECTOR

- Status Report re 83<sup>rd</sup> to 84<sup>th</sup> Street Tree / Sidewalk Repair (WSIA Project)

7. BOARD MEMBER COMMENTS

**8. NEXT MEETING – March 16, 2017**

9. ADJOURNMENT

12:00 PM



Rita Moreno <rita.moreno@lacity.org>

---

## Fwd: PATH Measure H Materials

1 message

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Tue, Feb 14, 2017 at 2:35 PM

A PATH representative will appear at the MBIA Board Meeting on Thursday to present their arguments in favor of Measure H on the March Ballot, the proposed County-wide 1/4 Cent Sales Tax increase to fund homeless services. Attached are relevant materials for your review. Thank you.

----- Forwarded message -----

From: **Brigid Kelly** <[BrigidK@epath.org](mailto:BrigidK@epath.org)>  
Date: Mon, Feb 13, 2017 at 1:51 PM  
Subject: PATH Measure H Materials  
To: "[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)" <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>

Hello,

My name is Brigid Kelly and I am the Public Policy Associate at PATH. I spoke with Katie earlier today and she let me know that you would like our materials for Measure H. I have attached the following:

- PATH Measure H Fact Sheet
- PATH Measure H PowerPoint Presentation (PDF Form)
- PATH Measure H Volunteer Advocacy Level Descriptions

Please let me know if you have any questions or if you would like additional information.

Thank you,

Brigid Kelly

---

Brigid Kelly  
Public Policy Associate  
PATH  
340 N. Madison Ave.  
Los Angeles, CA 90004  
Ph: [651-895-2145](tel:651-895-2145)  
Em: [brigidk@epath.org](mailto:brigidk@epath.org)  
Web: [www.epath.org](http://www.epath.org)  
FB: [www.facebook.com/PATHLA](https://www.facebook.com/PATHLA)

Blog: [www.povertyinsights.org](http://www.povertyinsights.org)



Vote YES on Measure H  
on March 7th!

End homelessness for 45,000  
people in Los Angeles County!

---

### 3 attachments



**PATHMeasureHflyer\_EngSpan.pdf**  
2403K



**MeasureH\_PPT\_CampaignPATH.pdf**  
887K



**Measure H\_PATHVolunteer Advocacy Levels.pdf**  
389K

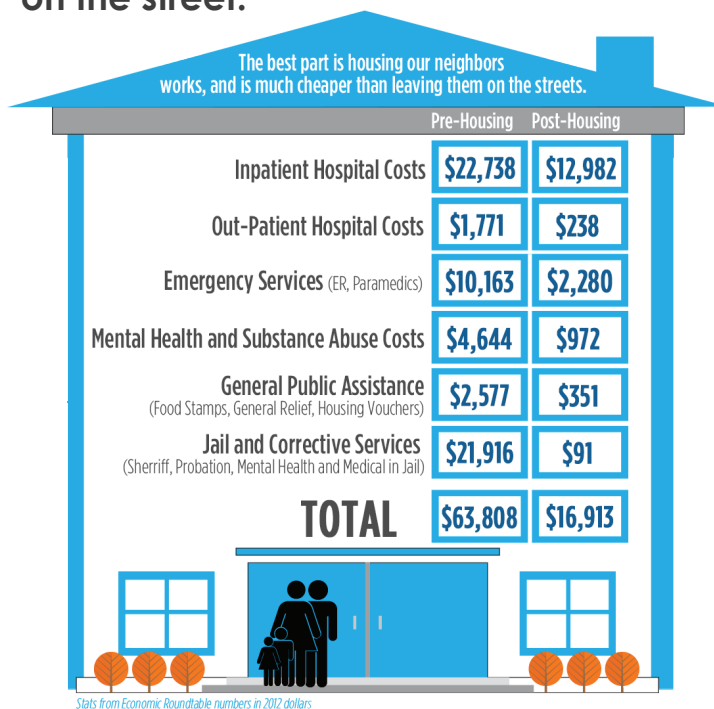
### What is Measure H?

- Measure H will invest \$350 million a year for 10 years in the solutions that have been proven to prevent and end homelessness
- A ¼ cent sales tax to help end homelessness in Los Angeles County

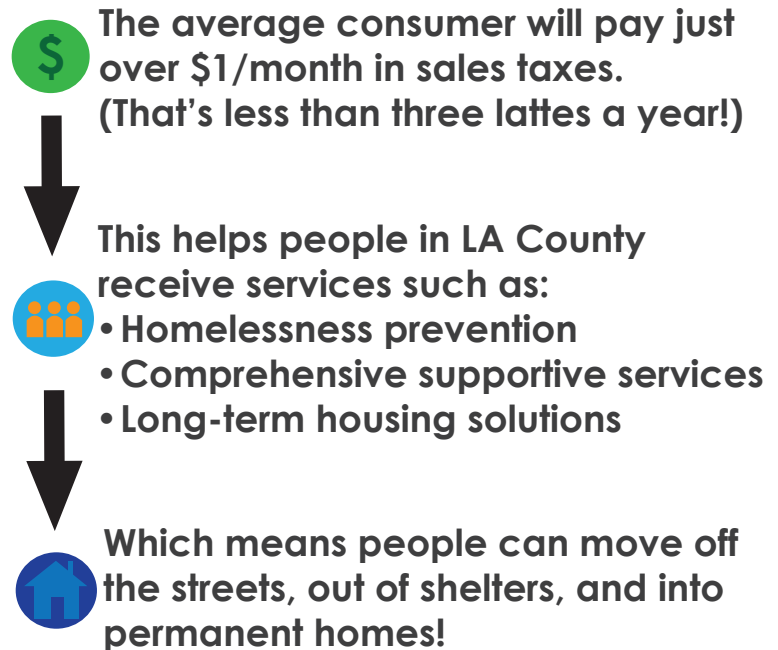


### Did you know?

It costs fewer tax payer dollars to provide housing than it does for a person to live on the street.



### How does it work?



### How is Measure H different from Prop HHH?

#### Measure H

- Funds services in Los Angeles County
- Immediate impact



#### Prop HHH

- Builds housing for those who are chronically homeless in the City of Los Angeles



If you can volunteer to help pass Measure H, please sign up at [epath.org/YesOnH](http://epath.org/YesOnH)

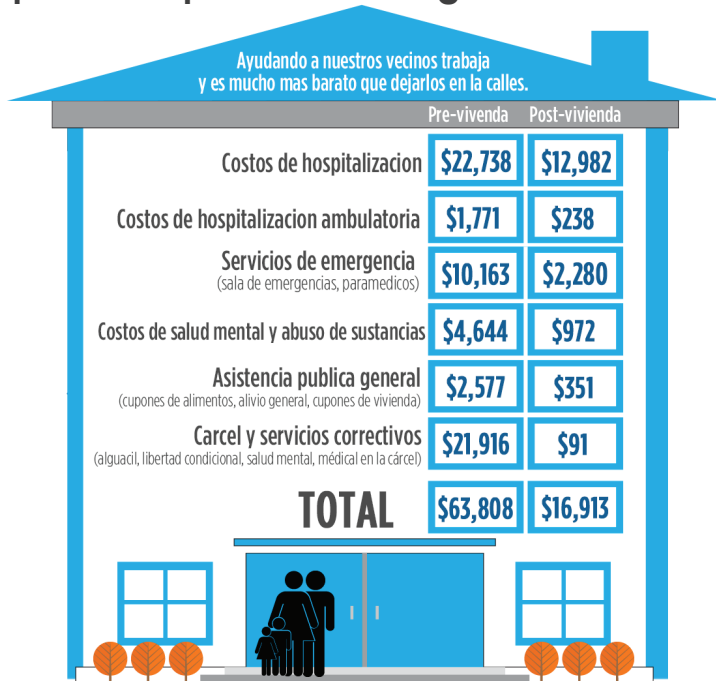
### ¿Que es la Medida H?

- La Medida H invierte \$350 millones al año por 10 años en las soluciones que han sido probadas para prevenir y terminar la falta de vivienda
- Un ¼ centavo de impuesto para ayudar a individuos sin hogar en el Condado de Los Angeles



### ¿Sabías?

Cuesta menos impuestos para proporcionar vivienda que lo que cuesta para una persona sin hogar.



### ¿Como funciona?

- El consumidor promedio solo pagará \$1/mes en impuestos de ventas. (¡Eso es menos de tres cafes al año!)
- Esto ayuda a las personas del Condado de Los Angeles recibir servicios como:
  - Prevencion de la falta de vivienda
  - Servicios completos de apoyo
  - Soluciones de vivienda a largo plazo
- Esto que significa que la gente puede salir de las calles, de los refugios, y vivir en los hogares permanentes!

### ¿En qué se diferencia de la Medida H y Proposición HHH?

#### Medida H

- Servicios de fondos en el Condado de Los Angeles
- Impacto inmediato



#### Proposición HHH

- Construye vivienda para aquellos que están sin hogar crónico en el Ciudad de Los Angeles



Si puede ser voluntario para ayudar a aprobar la Medida H, regístrese en [epath.org/YesonH](http://epath.org/YesonH)



# Measure H

**Measure H will end homelessness for 45,000 people  
– women, children, seniors, foster youth,  
and those who are disabled – across Los Angeles County**

## **PATH supports Measure H**

*“Measure H is the first initiative that will significantly reduce homelessness in Los Angeles County and expedite the process of helping our homeless neighbors move off the streets, out of shelters, and into their own homes.” – Joel John Roberts, PATH CEO*



[epath.org/YesOnH](http://epath.org/YesOnH)



# Measure H

## LA's Homeless Crisis 47,000 homeless in LA County



- Number of individuals experiencing homelessness increased by 5% over the past year
- **11,000** living in tents or vehicles
- **4,000** children
- **3,000** Veterans

# Measure H



## Tyrone, Marine Veteran

Tyrone experienced homelessness off and on for 34 years. With the help of PATH, he now has a home!

# Measure H

**LA County Homeless Initiative**  
<http://priorities.lacounty.gov/homeless/>

- Comprehensive Plan
- Planning started in 2015
- Broad participation
- 47 Approved Strategies



# Measure H

## LA County Homeless Initiative Early Success with 1st Year Funding



- Nearly 600 shelter beds now open 24/7
- More than 160 new “bridge housing” beds
- Hundreds of individuals rapidly rehoused
- More than 100 families, with children, avoided becoming homeless



# Measure H

## LA County Homeless Initiative

*- Immediate and long-term solutions -*

### Homeless Prevention

#### Support Services

- Mental health treatment
- Substance abuse treatment
- Counseling
- Case Management
- Employment Services

### Coordinated System

- Strengthen and expand
- Outreach
- Emergency shelter
- Foster youth

### Permanent Housing

- Rental support
- Build new affordable housing

[epath.org/YesOnH](http://epath.org/YesOnH)



# Measure H

## Accountability: Citizen Advisory Committee



- Annual publication of how Measure H funds are allocated
- Annual independent audit
- Recommendations for improvement

# Measure H

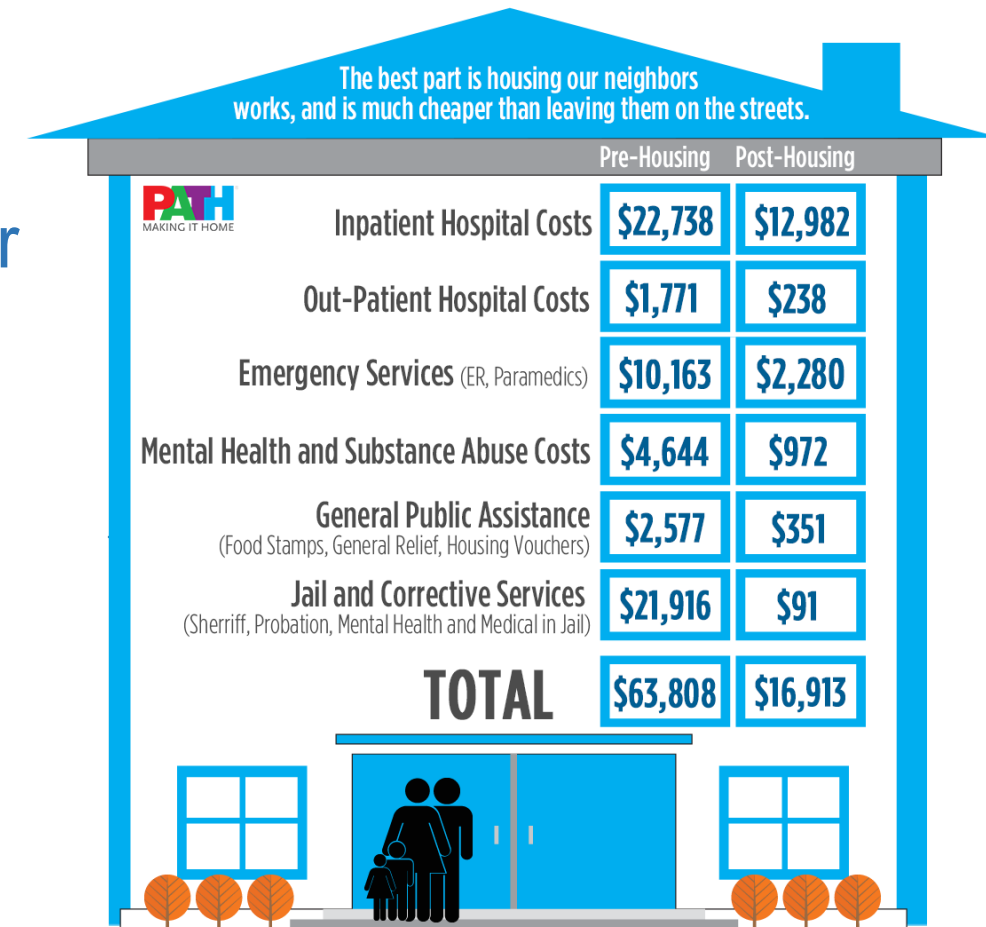


- Bi-partisan support – unanimous vote to put Measure H on the ballot
- Broad support from leading business, faith, social services, labor & community groups

*Supporters include PATH, United Way of Greater LA, LA Area Chamber of Commerce, ACLU – Southern California, and more...*

# Measure H

- ¼ cent special sales tax for 10 years
- About \$1/month for the average consumer
- \$350 million annually
- **No Sales Tax in CA on basic needs...**
  - Rent
  - Food
  - Utilities
  - Medical and health services
  - Transportation



Stats from Economic Roundtable numbers in 2012 dollars. Infographic created by PATH.

# Measure H



**Measure H**  
Ending homelessness for  
45,000 people across  
LA County

**Thank you!**



## **Volunteer Orientation: Advocacy Levels**

### **Level 1: Digital Advocate**

Commit to advocating for Measure H from the comfort of your home by engaging with individuals in your online network. Inform friends and family about Measure H and discuss its importance to you, your community, and non-profits that you support, like PATH.

**Time Commitment:** Social Media Posts 1-2 times per week

**How:**

1. "Like" PATH on Facebook
  - a. "Share" our posts, and add your own message to your network
2. Forward PATH Measure H emails to your networks
3. Access the Measure H Social Media Share Kit [HERE](#)
4. Post "I am voting Yes on Measure H because..." using the template in the Social Media Share Kit

### **Level 2: Active Advocate**

Commit to advocating for Measure H with service time at PATH, Move LA, and independent events. Engage your neighbors, fellow LA County citizens, and personal networks.

**Time Commitment:** 1+ Hours, per event

**How:** Choose one or more of the events below

- Digital advocacy (see above)
- Pass out materials to your networks
  - Measure H Fact Sheet (attached and available [HERE](#))
- Invite PATH to present to your networks by emailing [brigidk@epath.org](mailto:brigidk@epath.org)
- Participate in phone banking
  - Learn more here: <http://voteyesonh.com/volunteer/>
- Participate in postcard campaign

All postcards are pre-addressed with space for writing a personal message. Pick up postcards in packets of 100 and recruit your friends, family, neighbors, and networks to help fill in the postcards.

- Request a pickup time for postcards and stamps by emailing [brigidk@epath.org](mailto:brigidk@epath.org)
- Follow the directions (included below)
- Drop off completed postcards at PATH by March 2<sup>nd</sup>

- Join us for a pizza party at the PATH Mall from 11 a.m. to 1 p.m. on February 28<sup>th</sup>

### **Level 3: PATH Measure H Ambassador**

Commit to becoming a voice for PATH. Attend community events and advocate for Measure H on behalf of PATH.

**Time Commitment:** 2+ Hours, per event

**How:** Sign up for and attend events on the PATH Measure H Advocacy calendar. Click [HERE](#) to access the calendar. Events include, but are not limited to, City Council meetings, Neighborhood Council Meetings, and other community meetings.

- Submit suggestions for events to [brigidk@epath.org](mailto:brigidk@epath.org)

### **All Advocates**

- Post pictures of your advocacy work and tag PATH on Facebook
- Recruit other advocates – tell your friends to get involved!
- Log your hours and estimated number of people engaged
  - Email to [brigidk@epath.org](mailto:brigidk@epath.org)

We will host **two options** for call-in conferences each week until the March 7<sup>th</sup> election. Call in to ask questions, update PATH staff on your advocacy efforts, and hear from other advocacy team members about what they're doing.

- Call In: 302-202-1090 PIN: 1154663#
- Mondays – 5:00pm-5:30pm
- Wednesdays – 12:00pm-12:30pm

### **The Champion of Change**

The Champion of Change is the advocate who supports PATH's mission by making a significant effort to advocate for Measure H by...

- Engaging the most people
- Logging the most advocacy hours
- Completing the most postcards
- Referring the most friends to become advocates

The Champion of Change will receive free tickets to PATH Ventures Jazz Night fundraiser. This event will take place in May and is a great evening of food and entertainment.

Questions? Email Brigid at [brigidk@epath.org](mailto:brigidk@epath.org)



## Measure H Postcard Instructions

**Thank you** for helping to share your support of Measure H with other voters.

### Reminder:

Please do not mail these until the last week of February – but by March 2 at the latest.

The postcard project is unique because it is a personalized appeal to someone who we know will vote. Please make sure to:

- 1) **Use the voter's name** – “Dear XXX”
- 2) **Make clear** that you are voting for Measure H
- 3) **Ask** the voter to vote for Measure H - tell them how important it is
- 4) **Sign off** with your name – partial or full

Here is an example, but you are welcome to personalize with your own details, please keep it to 3 sentences or less:

*Dear XXX,*

*I care about ending homelessness and so I'm asking you to join me in voting YES on Measure H – it offers the immediate relief that we need across L.A. County.*

*Thank you!*

*Your name (partial or full)*



### Postcard checklist

- ☐ Write a personal message
- ☐ Add a stamp from the roll provided
- ☐ **Feb. 28<sup>th</sup> (Tentatively 11am-1pm)** join us at PATH for a pizza party where you'll drop off your completed postcards and celebrate your advocacy work!
- ☐ If you cannot join us on Feb. 28<sup>th</sup>, you may drop off completed postcards Monday through Friday between 10am and 4pm, any time before March 2<sup>nd</sup>.

Any questions, please contact Brigid at [brigidk@epath.org](mailto:brigidk@epath.org)

**THANK YOU for all you're doing to end homelessness!**

Paid for by United Way of Greater Los Angeles- Yes on HHH (Nonprofit 501(c)(3))

1150 S. Olive Street, Suite T500, Los Angeles, CA 90015

Major funding by California Community Foundation

Additional information is available at [ethics.lacity.org](http://ethics.lacity.org)



Rita Moreno <rita.moreno@lacity.org>

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## Fwd: Any News re Enhance "Opt-Out" or Administrative Regs for Street Vending?

1 message

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Wed, Feb 15, 2017 at 1:52 PM

FYI

----- Forwarded message -----

From: **Donald Duckworth** <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>  
Date: Wed, Feb 15, 2017 at 1:48 PM  
Subject: Any News re Enhance "Opt-Out" or Administrative Regs for Street Vending?  
To: Jessica Lall <[JLall@ccala.org](mailto:JLall@ccala.org)>  
Cc: Marie Rumsey <[MRumsey@ccala.org](mailto:MRumsey@ccala.org)>, Andrew Thomas <[Andrew@thewestwoodvillage.com](mailto:Andrew@thewestwoodvillage.com)>, John Howland <[jhowland@ccala.org](mailto:jhowland@ccala.org)>

When the City Council adopted the Public Works and Gang Reduction Committee Report and the Amended Motion, our understanding was that the detailed language of implementation should be our utmost concern as to implementation that was sensitive to our BID concerns.

Is there any news here? Both the Westchester and Melrose BIDs are very concerned and would like to participate as any language is reviewed.

Thanks for keeping us in the loop.



Rita Moreno <rita.moreno@lacity.org>

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## Westchester Assessment Transfer

3 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Feb 21, 2017 at 1:02 AM

Do you have any way of telling me when our Westchester assessment revenues will transfer?

Thanks.

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Thu, Feb 23, 2017 at 4:17 PM

Check in the amount of \$112,787.95 was issued yesterday.

On Tue, Feb 21, 2017 at 1:02 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
Do you have any way of telling me when our Westchester assessment revenues will transfer?

Thanks.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Feb 23, 2017 at 4:25 PM

Best news all day!! Thank you.

[Quoted text hidden]



Rita Moreno <rita.moreno@lacity.org>

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## Westchester Town Center BID Board Meeting Agenda

3 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Tue, Mar 14, 2017 at 7:57 AM

Please see the attached. Let me know of any questions. Thank you.

---

 **WBIA BD MTNG AGENDA 170316.pdf**  
213K

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Mar 14, 2017 at 2:27 PM

Hi Don,

Hope you're doing better. I won't be able to make the meeting as I am attending the IDA conference in Long Beach. By the way, the check for \$112,787.95 should be issued around the 22nd of this month.

Rita

On Tue, Mar 14, 2017 at 7:57 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
Please see the attached. Let me know of any questions. Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Mar 14, 2017 at 4:24 PM

Thank you.

[Quoted text hidden]

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /  
WESTCHESTER TOWN CENTER BID  
BOARD OF DIRECTORS  
AGENDA**

**Thursday, March 16, 2017**

**Meeting Location: Conference Room  
8929 S. Sepulveda Boulevard #130  
Westchester, CA 90045**

1. CALL TO ORDER – Karen Dial, President 10:00 AM

2. PUBLIC COMMENTS This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.

A. Comments from LAPD SLO

3. APPROVAL OF MINUTES – February 16, 2016

4. FINANCIAL REPORT – Through February 28, 2017

5. BUSINESS ITEMS

A. Discussion re Possible CDO Revision

- Representative from CD11
- Review historical documents

B. Discussion / Approval Conceptual Streetscape Improvements

- \$3.75 Million Pedestrian Improvements / Beautification Fund @ LAWA
- Retain Civic Enterprise Associates to Add Detail?

C. Presentation of 2016 Year End Actual Expense Report

- Updated SWFM Costs for 2016

D. Discussion / Approval of Rotary Fund Raiser Ad to BID Customers

6. REPORT FROM EXECUTIVE DIRECTOR

- Status Report re 83<sup>rd</sup> to 84<sup>th</sup> Street Tree / Sidewalk Repair (WSIA Project)
- Proposition S Defeat; Proposition H Passage
- Strip Lot Rezoning Approved; Next Steps
- Street Vending Opt-Out / Property Owner Approval Language: CD11

7. BOARD MEMBER COMMENTS

8. NEXT MEETING – April 20, 2017

9. ADJOURNMENT

12:00 PM



Rita Moreno <rita.moreno@lacity.org>

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## Melrose File Needs Clarification

2 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Mar 28, 2017 at 9:45 AM

Just clarifying re Melrose file: you need 2nd, 3rd, 4th Quarter Reports for 2016. And 1 newsletter. Is that correct?

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Mar 28, 2017 at 10:37 AM

Hi Don,

The file has the 1st quarter report and newsletter, and the 2nd and 4th quarter newsletters. So, you are correct; 2nd, 3rd and 4th quarter reports and 3rd quarter newsletter.

On Tue, Mar 28, 2017 at 9:45 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

| Just clarifying re Melrose file: you need 2nd, 3rd, 4th Quarter Reports for 2016. And 1 newsletter. Is that correct?

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

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## "Melrose Design District" Banner Alternatives

2 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Wed, Apr 5, 2017 at 2:37 PM

Good Afternoon Melrose BID "Design District" Stakeholders...

This email is in followup to our previous correspondence and our November 10 business and property owners meeting that produced the attached, agreed upon "Priorities for Immediate Emphasis" for the portion of Melrose Avenue between La Brea and Highland, which we have referred to as the "Melrose Design District." The Melrose BID Board of Directors also approved that set of priorities.

We have been working for several months with a professional designer and a number of business and property owners to develop a "unique" street light pole banner to specially brand the area. We are now asking for your review and comments on the banner designs that have shifted out.

Attached are revised versions of the Design District pole banners. There are two sets:

- Melrose Banners 170214: These are similar to the current series of Melrose BID banners, just shown in two different colors. The red/orange matches the current branding / coloring seen on the trash cans. The blue is a new color, differentiating the Design district from the rest of the street.
- Melrose Circle Banners 170216: There are two pages. These are the two new designs that are in-keeping with our current branding, but differentiate the Design District even more than by color. There are two designs to choose from, each with two colors of text to decide between.

What is your favorite design ("1")? Second favorite ("2")? Third favorite ("3")? Fourth favorite ("4")?

We hope to be able to learn from your responses by the end of the week, April 7.

As always, let me know of any questions or additional thoughts.

Thank you.

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Wed, Apr 5, 2017 at 2:39 PM

Attachments...

[Quoted text hidden]

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### 3 attachments



La B to Highland Priorities for Immediate Emphasis 161111.docx

15K



**Banners Rev Possible Design District Banners 170214.pdf**

4002K



**Banners Rev Possible Design District Banners Circle 170216.pdf**

233K

## Priorities for Immediate Emphasis

(From November 10, 2016 Property & Business Owner Meeting)

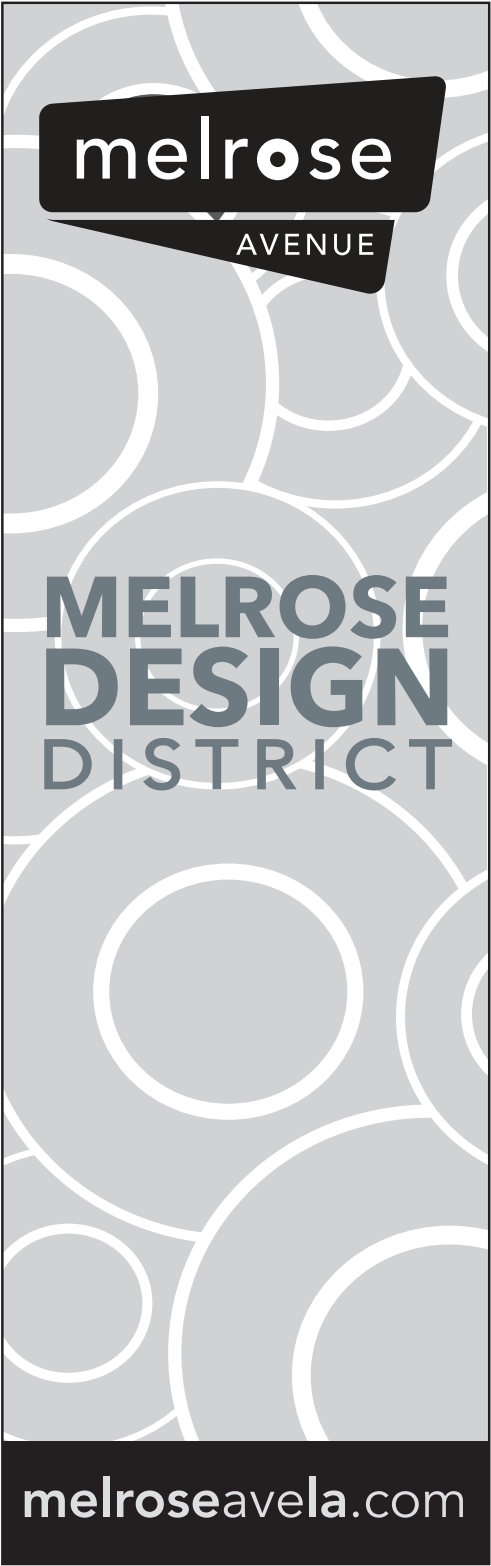
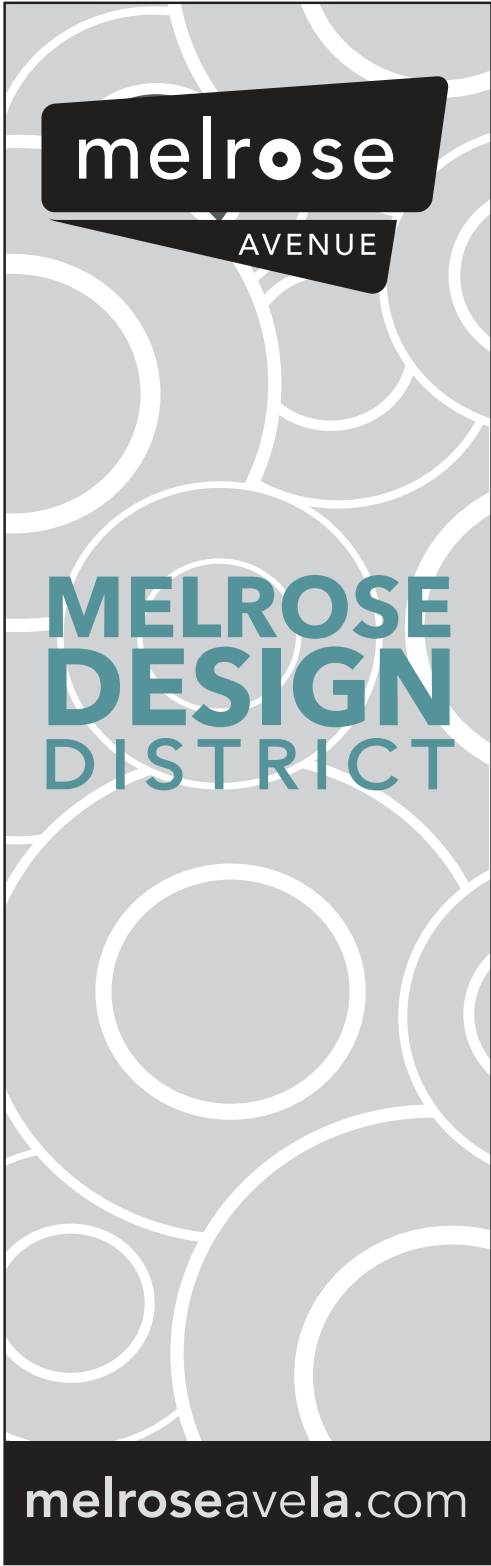
1. "Brand & Beautify"
  - Install unique "Melrose Design Center" banners.
  - Install street trees in places that don't obstruct views of businesses and that make the street a more pleasing place to be.
  - Coordinate sidewalk repairs to enhance the pedestrian experience.
  - Create a world class design destination for the "high end," "specialty" design professional.
  - Convene a small group of La Brea to Highland real estate brokerage community to flesh-out new business attraction needs.
2. Install More Crosswalks! (This is "Huge!")
  - Like those in the City of West Hollywood or near Cedars hospital.
  - Plan for future "bulb-outs" and / or "parklet" installations.
3. Accomplish "Administrative Tasks"
  - A. Shift street sweeping parking restrictions away from prime business hours.
  - B. Add loading zone supporting California Chicken Café, Malibu Fish House, & Domaine LA wine store.
  - C. Continue to follow-up with dates, times, and information about implementation.

# MELROSE BANNER MOCK UPS - Myriad Pro

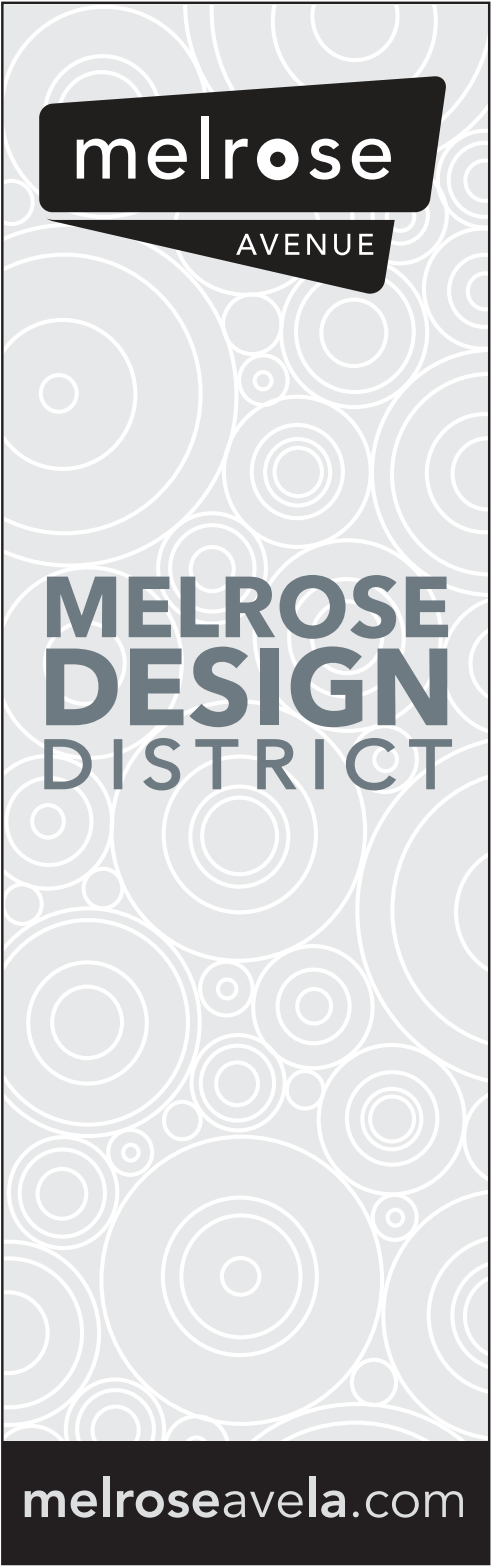
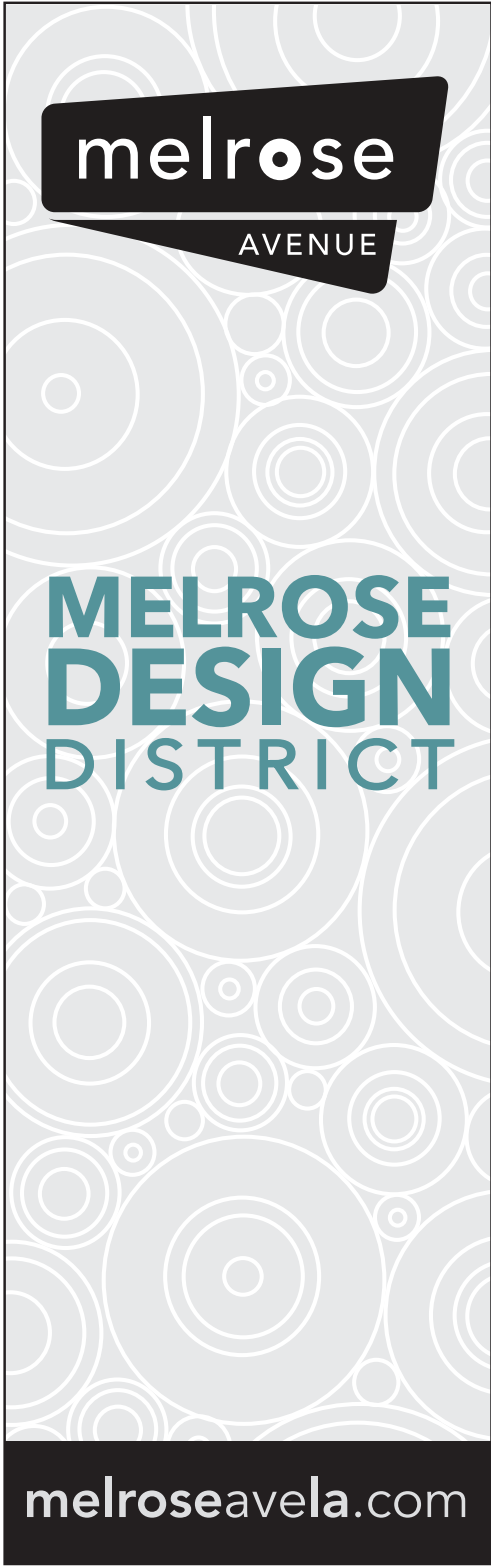
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MELROSE BANNER MOCK UPS - Circle Design Large



MELROSE BANNER MOCK UPS - Circle Design Small





Rita Moreno <rita.moreno@lacity.org>

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## Melrose BID Insurance Coverage

3 messages

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**Rita Moreno** <rita.moreno@lacity.org>

Wed, Apr 5, 2017 at 4:01 PM

To: Donald Duckworth <duckworth.donald@gmail.com>

Hi Don,

I have the quarterly reports for 2016 and invoice #160726, and the request for the 2017 general benefit.

In order to process payment, we need your insurance broker to update the certificate on Track4LA (<http://track4la.lacity.org/>). General liability and Directors and Officers expired on 1/03/17. The request for waiver of Workers' Comp expired on 12/27/16.

Attached is the completed WC waiver request form for you to review and make any corrections. Then please sign, date and send back to me via email.

Thanks.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



**2017 WC Waiver Request.pdf**  
269K

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**Donald Duckworth** <duckworth.donald@gmail.com>

Thu, Apr 6, 2017 at 12:11 PM

To: Rita Moreno <rita.moreno@lacity.org>

Cc: "La Rue, Rick" <rick.larue@nfp.com>, "Fils, Heidi" <heidi.fils@nfp.com>

Thanks Rita...

Attached is the Workers Comp Wavier Request for the Melrose BID.

By copy of this email, I'm requesting that the Melrose BID's insurance broker file the appropriate certificates with Track4LA. There has been no break in the BID's insurance coverage, which has been continuous.

Thank you.

[Quoted text hidden]



**Workers Comp Wavier Request 170406.pdf**

643K

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**Rita Moreno** <rita.moreno@lacity.org>

To: Donald Duckworth <duckworth.donald@gmail.com>

Cc: "La Rue, Rick" <rick.larue@nfp.com>, "Fils, Heidi" <heidi.fils@nfp.com>

Thu, Apr 6, 2017 at 12:44 PM

Okay, thanks Donald.

Heidi, let me know when you've uploaded the updated insurance certificate.

[Quoted text hidden]

City of Los Angeles  
**Request for Waiver**  
Workers' Compensation Insurance Requirement

**Business**

Legal Name: Melrose Business Improvement Association

Address: 1934 Wilson Avenue  
Los Angeles, CA 91006

Legal Form      ☐ Sole Proprietor      ☐ Limited Partnership      ☐ General Partnership      ☒ Corporation  
☐ Business Trust      ☐ Limited Liability Company      ☐ Other: \_\_\_\_\_

Contact Person (Name and Telephone): Donald Duckworth (818) 515-2159

**City Reference**

City Agency City Clerk      Contact Name/Telephone Rita Moreno (213) 978-1122

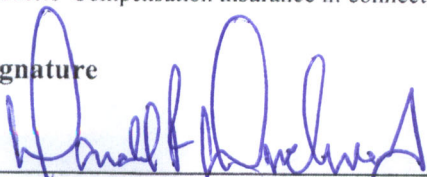
Document Reference: C-123632      Any work performed on City Premises?      ☐ Yes      ☒ No  
(bid, contract, job no., location, etc.)

Nature of work to be performed for City: Business Improvement District administration

**Declaration:**

With respect to the above-mentioned business, I hereby warrant that the business has no employees other than the owners, officers, directors, partners or other principals who have elected to be exempt from Worker's Compensation coverage in accordance with California law. I further warrant that I understand the requirements of Section 3700 et seq. of the California Labor Code with respect to providing Worker's Compensation coverage for any employees of the above mentioned business. I agree to comply with the code requirements and all other applicable laws and regulations regarding workers compensation, payroll taxes, FICA and tax withholding and similar employment issues. I further agree to hold the City of Los Angeles harmless from loss or liability which may arise from the failure of the above-mentioned business to comply with any such laws or regulations. I therefore request that the City of Los Angeles waive its requirement for evidence of Workers' Compensation insurance in connection with the above-referenced work.

**Signature**

  
\_\_\_\_\_  
Owner, Officer, Director, Partnership or other Principal

**Risk Management Approval:**

**Executive Director**

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



Rita Moreno <rita.moreno@lacity.org>

---

## Melrose Assessments Pay

4 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Mon, Apr 17, 2017 at 11:56 AM

PLEASE let me know when the Melrose payment is made.

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Apr 18, 2017 at 8:53 AM

Hi Don,

Hope you had a great vacation. About the payment, I think I told you we have all new accounting staff: two full-time and one intern who comes in about three days per week. We have a full-timer on vacation this week so that further impacts the work load.

I've asked our one staffer here this week to please prioritize Melrose, so I'll let you know as soon as I know the payment requests have been submitted to the Controller.

Thanks and sorry for this delay.

Rita

On Mon, Apr 17, 2017 at 11:56 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
| PLEASE let me know when the Melrose payment is made.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Apr 18, 2017 at 9:21 AM

Thank you Rita.  
[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Wed, Apr 19, 2017 at 11:12 AM

To: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

Good Morning Rita...

Any Melrose news?

On Tue, Apr 18, 2017 at 8:53 AM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:  
[Quoted text hidden]



Rita Moreno <rita.moreno@lacity.org>

---

## Fwd: Business Improvement District Fund - Westchester 188.83

11 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Fri, Apr 21, 2017 at 4:45 PM

We have received NO other transmittals for 2017 assessment revenue, which is an error, we believe. Please advise.

----- Forwarded message -----

From: **Maximo Fortu** <maximo.fortu@lacity.org>  
Date: Tue, Apr 4, 2017 at 10:28 AM  
Subject: Re: Business Improvement District Fund - Westchester 188.83  
To: Donald Duckworth <duckworth.donald@gmail.com>  
Cc: Thomas Nelson <thomas.nelson@lacity.org>, Rosemary Hinkson <rosemary.hinkson@lacity.org>

Hi Donald,

Thomas is on vacation and won't be back until Monday (April 10). As soon he's back, he will check if there's payment 'work-in-progress' on his table for Melrose. I'm not sure if he already sent you transmittal but I did a quick review of Melrose Funding and I noticed the following:

|  |                    |
|--|--------------------|
| County Remittance Received on 1/24/17  | \$ 46,345.49       |
| Accrued Interest from 10/1/16-12/31/16 | 67.84              |
| Total                                  | <hr/> \$ 46,413.33 |

|                                       |                    |
|---------------------------------------|--------------------|
| County Remittance Received on 2/23/17 | \$ 56,876.10       |
| SAS Collection 3/31/17                | 10,397.19          |
| Total                                 | <hr/> \$ 67,273.29 |

You will hear from us next week about these County Remittances.

Thanks for getting in touch with us.

On Mon, Apr 3, 2017 at 2:36 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
Thank you for your help Maximo. Please confirm that you have received this.

----- Forwarded message -----

From: **Donald Duckworth** <duckworth.donald@gmail.com>  
Date: Mon, Apr 3, 2017 at 2:21 PM  
Subject: Re: Business Improvement District Fund - Westchester 188.83  
To: Thomas Nelson <thomas.nelson@lacity.org>

Good Morning Thomas...

Can you send me all of the funds available for Melrose BID invoice? I'd like to get the next invoice complete and matching your records. We'll submit tomorrow if you send it to me today. Thank you.

On Mon, Mar 20, 2017 at 2:29 PM, Thomas Nelson <[thomas.nelson@lacity.org](mailto:thomas.nelson@lacity.org)> wrote:

Good morning,

Please see attached transmission sheet for available reimbursement.

Thank you,

--

Tom Nelson  
Accounting Clerk  
City Clerk NBIDS section  
Los Angeles

---

**Rita Moreno** <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
To: Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>

Fri, Apr 21, 2017 at 4:51 PM

Okay, I'll find out on Monday and call you once I know what's happening.

[Quoted text hidden]

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



---

**Rita Moreno** <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
To: Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>

Mon, Apr 24, 2017 at 2:17 PM

Hi Don,

I've asked for your transmittals so that I can check them against what you've invoiced us for. In the meantime, we're processing invoice #160726.

I'll get back to you to double-check 2017 funds.

Thanks.

Rita

[Quoted text hidden]

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Mon, Apr 24, 2017 at 2:19 PM

Just to confirm, am I double-checking Melrose or Westchester?

[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Mon, Apr 24, 2017 at 2:55 PM

Melrose.

[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Mon, Apr 24, 2017 at 3:12 PM

Invoice 160726 was processed last year.

The 3 invoices I submitted in April are as follows:

|            |                          |              |
|------------|--------------------------|--------------|
| 1 - 170403 | For 2016 General Benefit | \$32,026.00  |
| 2 - 170404 | For 2017 General Benefit | \$32,026.00  |
| 3 - 170405 | For Assessment Revenues  | \$119,500.79 |

The Melrose BID has received NO transmittals for 2017. We did receive an email from Maximo, which I sent you that is the only info we have received about Melrose assessment revenues for 2017. We invoiced for what we were told in that email @ 170405.

I can't over stress the urgency we have here.

Thank you Rita.

On Mon, Apr 24, 2017 at 2:17 PM, Rita Moreno <rita.moreno@lacity.org> wrote:

[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Mon, Apr 24, 2017 at 4:15 PM

I've just looked at all of the Assessment Revenue Transmittals that we have received for Westchester. We have received some but they don't seem complete either. Can we also verify if any Westchester Transmittals are missing?

[Quoted text hidden]

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>


Tue, Apr 25, 2017 at 8:22 AM

Don,

Attached is the invoice we're processing now.

Rita  
[Quoted text hidden]

---

 **Invoice 160726.pdf**  
290K

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Apr 25, 2017 at 8:55 AM

That's the one! Thank you.  
[Quoted text hidden]

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Apr 25, 2017 at 9:20 AM

For the record, I changed the invoice number to 170405.  
[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Apr 25, 2017 at 9:51 AM

Yes  
[Quoted text hidden]



April 5, 2017

**Melrose BID  
Board of Directors:**

Ms. Miranda Paster  
Office of the City Clerk  
City of Los Angeles  
City Hall, Room 224  
200 North Spring Street  
Los Angeles, CA 90012

**Deny Weintraub  
President**

**Silvia Weintraub  
Corporate Secretary**

RE: Melrose BID Invoice #160726 for Assessment Funds

**Julian Chicha  
Treasurer**

Dear Ms. Paster:

**Pierson Blaetz  
Greenway Arts Alliance/  
Melrose Trading Post**

Pursuant to Agreement #C123632, the Melrose Business Improvement Association (MBIA) hereby requests payment of \$119,500.19 as detailed below:

**Isack Fadlon  
Sportie LA**

|                                      |                  |
|--------------------------------------|------------------|
| County Remittance rec'd on 8/23/16   | \$ 2,147.77      |
| Accrued Interest 7/1/16 to 9/30/16   | 809.90           |
| County Remittance rec'd on 11/23/16  | 2,856.50         |
| County Remittance rec'd on 1/24/17   | 46,345.49        |
| Accrued Interest 10/1/16 to 12/31/16 | 67.84            |
| County Remittance rec'd on 2/23/17   | 56,876.10        |
| SAS Collection 3/31/17               | <u>10,397.19</u> |

**Fred Rosenthal  
Ametron Audio/Visual**

Available for Reimbursement \$ 119,500.79

**Donald R. Duckworth  
Executive Director**

I certify that: the payment requested will be expended in accordance with the provisions of the Management District Plan for the Melrose Business Improvement District; that I represent the MBIA; and, that I am authorized to make this request on behalf of the organization.

Please electronically transfer this payment to "Melrose Business Improvement Association." The appropriate banking information is on file in the City Clerk's Office.

1934 Wilson Avenue,  
Arcadia, CA 91006  
323.525.0840

Sincerely,

www.melroseavela.com  
FB: Melrose Ave L.A.  
Tw: @melroseavela  
Inst: @melroseavela

Donald R. Duckworth  
Executive Director



Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

---

## Fwd: All Property Owners' Meeting - Melrose BID

---

**Kim Sudhalter** <[kim@urbanlegendpr.com](mailto:kim@urbanlegendpr.com)>  
To: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
Cc: Don Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>

Fri, Apr 28, 2017 at 8:44 AM

Hi Rita:

Glad to have you joining us. Look forward to meeting you.

Best,

Kim

---

**From:** Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
**Date:** Thursday, April 27, 2017 at 4:43 PM  
**To:** <[kim.sudhalter@urbanlegendpr.com](mailto:kim.sudhalter@urbanlegendpr.com)>  
**Cc:** Don Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>  
**Subject:** Re: All Property Owners' Meeting - Melrose BID

Hi Kim,

I'm the new BID Analyst working with the Melrose BID. I'll be attending this meeting.

Thank You.

Rita

On Tue, Apr 25, 2017 at 7:13 AM, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)> wrote:

----- Forwarded message -----

**From:** Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>  
**Date:** Tue, Apr 25, 2017 at 12:24 AM  
**Subject:** All Property Owners' Meeting - Melrose BID  
**To:** Donald R Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>  
**Cc:** Kim Sudhalter <[kim.sudhalter@urbanlegendpr.com](mailto:kim.sudhalter@urbanlegendpr.com)>

On May 4 beginning at 6:30 PM a special all property owners meeting will be held by the Melrose BID Board of Directors to present the Melrose Future Vision Strategic Action Plan for revitalizing business on Melrose. The meeting will be at the Greenway Court Theater 544 N. Fairfax Avenue, which is contiguous to Fairfax High School.

This comprehensive plan specifically spells out how we can improve property values and business volumes on Melrose.

Please RSVP to Kim Sudhalter by responding to this email or sending another. Let us know of any questions.

We look forward to seeing you there.

--

Rita Moreno

City of Los Angeles

Office of the City Clerk

Neighborhood and Business Improvement District Division

200 N. Spring Street, 2nd Floor #237

Los Angeles, CA 90012

Office (213) 978-1122

Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

---

## Reminder Notice: Melrose 2018 Assessment Database Due By June 1, 2017

1 message

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Fri, Apr 28, 2017 at 6:52 PM

The attached was mailed today via USPS.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



**Melrose 2018 Assessment Database Submission Notice.pdf**  
603K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

NEIGHBORHOOD AND BUSINESS  
IMPROVEMENT DISTRICT DIVISION  
200 N. SPRING STREET, ROOM 224  
LOS ANGELES, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

April 28, 2017

Donald Duckworth, Executive Director  
Melrose Property Business Improvement District  
1934 Wilson Avenue  
Arcadia, CA 91006

## **RE: SUBMISSION OF BUSINESS IMPROVEMENT DISTRICT (BID) PROPERTY ASSESSMENT DATABASE FOR THE 2018 ASSESSMENT YEAR**

Dear BID Director:

In order to ensure the timely placement of the property assessment data on the County of Los Angeles property tax rolls, please submit your BID's property assessment data to our Office no later than **Thursday, June 1, 2017**.

The BID's property assessment database must be formatted according to the three-column format as shown on the attached sample using Microsoft Excel. Do not total the columns. Government owned parcels (if any) are to be included on a separate sheet and same format in the same Excel file as non-government owned parcels.

**Note that the database must be formatted as follows:**

- **Have two digits to the right of the decimal**
- **All zero assessment parcels removed**
- **Agency account number is listed just once at the top of the sheet**
- **No totals**
- **No currency formatting**
- **No dashes in the parcels numbers**
- **No hidden rows or columns**
- **No formulas (only numbers and text)**

Please transmit the final database via email to the City Clerk Office's Technical Research Supervisor, Dennis Rader at [Dennis.Rader@lacity.org](mailto:Dennis.Rader@lacity.org).

The BID's property assessment database must be submitted even if there will be no changes for the 2018 assessment year. If your BID's Management District Plan allows for an annual assessment increase and the BID's Board of Directors has authorized an increase, please submit a copy of the Board's authorization along with the BID's property assessment database.

If you have any questions, please contact our Office at (213) 978-1099.

Sincerely,



Miranda Paster, Division Manager  
Neighborhood and Business Improvement District Division

MCP:RMH:rm

Attachment

**Melrose 2018  
Non-Govt Parcels**

[illegible]

## Melrose 2018 Govt Parcels

[illegible]



Rita Moreno <rita.moreno@lacity.org>

---

## Reminder Notice: Westchester Town Center 2018 Assessment Database Due By June 1, 2017

1 message

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Fri, Apr 28, 2017 at 6:55 PM

The attached was mailed today via USPS.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



**Westchester 2018 Assessment Database Submission Notice.pdf**

609K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

NEIGHBORHOOD AND BUSINESS  
IMPROVEMENT DISTRICT DIVISION  
200 N. SPRING STREET, ROOM 224  
LOS ANGELES, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

April 28, 2017

Donald Duckworth, Executive Director  
Westchester Town Center Business Improvement District  
8929 S. Sepulveda Blvd. #130  
Westchester, CA 90045

## **RE: SUBMISSION OF BUSINESS IMPROVEMENT DISTRICT (BID) PROPERTY ASSESSMENT DATABASE FOR THE 2018 ASSESSMENT YEAR**

Dear BID Director:

In order to ensure the timely placement of the property assessment data on the County of Los Angeles property tax rolls, please submit your BID's property assessment data to our Office no later than **Thursday, June 1, 2017**.

The BID's property assessment database must be formatted according to the three-column format as shown on the attached sample using Microsoft Excel. Do not total the columns. Government owned parcels (if any) are to be included on a separate sheet and same format in the same Excel file as non-government owned parcels.

**Note that the database must be formatted as follows:**

- **Have two digits to the right of the decimal**
- **All zero assessment parcels removed**
- **Agency account number is listed just once at the top of the sheet**
- **No totals**
- **No currency formatting**
- **No dashes in the parcels numbers**
- **No hidden rows or columns**
- **No formulas (only numbers and text)**

Please transmit the final database via email to the City Clerk Office's Technical Research Supervisor, Dennis Rader at [Dennis.Rader@lacity.org](mailto:Dennis.Rader@lacity.org).

The BID's property assessment database must be submitted even if there will be no changes for the 2018 assessment year. If your BID's Management District Plan allows for an annual assessment increase and the BID's Board of Directors has authorized an increase, please submit a copy of the Board's authorization along with the BID's property assessment database.

If you have any questions, please contact our Office at (213) 978-1099.

Sincerely,



Miranda Paster, Division Manager  
Neighborhood and Business Improvement District Division

MCP:RMH:rm

Attachment

## Westchester Town Center 2018 Non-Govt Parcels

[illegible]

### Govt Parcels

[illegible]



Rita Moreno <rita.moreno@lacity.org>

---

## Melrose and Westchester

1 message

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Thu, May 4, 2017 at 12:46 PM

Hi Don,

I've gone through a file of what appear to be 2016 and 2017 transmittals for which we may not have received a request for payment from the respective BIDs.

Please review the attached and submit any "new" transmittals with an invoice for payment at your earliest opportunity.

Thanks.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



---

### 2 attachments

 **Westchester Transmittals.pdf**  
1045K

 **Melrose Transmittals.pdf**  
855K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
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Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 02/17/2017

**TO:** Donald DuckWorth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Maria Gomez , Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

2 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** WESTCHESTER

**Account No.:** 18883

County Remittance 1/24/2017

30,084.43

Accrued interest 10/1/16-12/31/16

368.20

Available for Reimbursement

\$30,452.63

**PRIVACY NOTICE**

This message is intended for the use of the individual or entity to which it is addressed and may contain material that is privileged, confidential or exempt from disclosure under Federal or state law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2016-2017**

**DATE OF REMITTANCE: January 20, 2017**

| ACCT.# | DESCRIPTION | TYPE                   | 2016-2017<br>PROPERTY<br>TAX<br>REVENUE | 2016-17<br>SECURED<br>10%<br>REVENUE |
|--------|-------------|------------------------|---|--------------------------------------|
| 188.83 | WESTCHESTER | 1%<br>D/S<br>AIR<br>TL | -<br>30,084.43<br>-<br>30,084.43        | -<br>30,084.43<br>-<br>30,084.43     |

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
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(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 3/20/2017  
**TO:** Donald DuckWorth, Executive Director  
**FROM:** Thomas Nelson, Accounts Payable  
**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

**FAX NO.** (310) 417-9031

2 Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** WESTCHESTER

**Account No.:** 18883

County Remittance 2/23/2017

19,046.30

Available for Reimbursement

\$19,046.30

**PRIVACY NOTICE**

This message is intended for the use of the individual or entity to which it is addressed and may contain material that is privileged, confidential or exempt from disclosure under Federal or state law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2016-2017**

**DATE OF REMITTANCE: February 17, 2017**

| ACCT.# | DESCRIPTION | TYPE                   | 2016-2017<br>PROPERTY<br>TAX<br>REVENUE | 2016-17<br>SECURED<br>1ST<br>PAID | 2015-2016<br>REDMPT MST<br>2ND QTR<br>(TAX) | 2016-2017<br>REDMPT MST<br>2ND QTR<br>(PENALTY) |
|--------|-------------|------------------------|---|-----------------------------------|---|---|
| 188.83 | WESTCHESTER | 1%<br>D/S<br>AIR<br>TL | -<br>19,046.30<br>-<br>19,046.30        | -<br>13,889.32<br>-<br>13,889.32  | -<br>3,923.40<br>-<br>3,923.40              | -<br>1,233.58<br>-<br>1,233.58                  |

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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Improvement District Division  
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FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

clerk.lacity.org

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 4/20/2017  
**TO:** Donald DuckWorth, Executive Director **FAX NO.** (310) 417-9031  
**FROM:** Thomas Nelson, Accounts Payable  
**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet  
Sent from fax number: (213) 978-1130  
To request a retransmission, please call: (213) 978-1099

**District Name:** WESTCHESTER

**Account No.:** 18883

|                                   |                   |
|-----------------------------------|-------------------|
| SAS Collections 3/1/17 to 3/31/17 | 2,097.63          |
| Available for Reimbursement       | <u>\$2,097.63</u> |

**PRIVACY NOTICE**

This message is intended for the use of the individual or entity to which it is addressed and may contain material that is privileged, confidential or exempt from disclosure under Federal or state law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

## ***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 1/20/17

**TO:** Don Duckworth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Maria Gomez , Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

2 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** MELROSE

**Account No.:** 18848

County Remittance for 12/22/16

185,287.49

Less 2017 Recovery Cost

-14,500.44

**Available for Reimbursement**

\$170,787.05

### **PRIVACY NOTICE**

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY**

**F/Y 2016-2017**

**DATE OF REMITTANCE: December 20, 2016**

| ACCT.# | DESCRIPTION | TYPE             | 2016-2017<br>PROPERTY<br>TAX<br>REVENUE | 2016-2017<br>SECURED<br>40%<br>ADVANCE | 2016-2017<br>DIRECT ASSMT<br>BILLING<br>(TAX) |
|--------|-------------|------------------|---|--|---|
| 188.48 | MELROSE BID | 1%<br>D/S<br>AIR | -<br>185,287.49<br>-                    | -<br>185,381.99<br>-                   | -<br>(94.50)<br>-                             |
|        |             | TL               | 185,287.49                              | 185,381.99                             | (94.50)                                       |

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
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FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 08/19/2016

**TO:** Don Duckworth, Executive Director

**FAX NO.** (310) 417-9031

**FROM:** Maria Gomez, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** MELROSE

**Account No.:** 18848

County Remittance received on 7/22/2016

13,967.47

Accrued interest 4/1/16-6/30/16

806.39

Available for Reimbursement

\$14,773.86

**PRIVACY NOTICE**

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**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION  
CITY REMITTANCE ADVICE SUMMARY  
FY 2015-2016**

**DATE OF REMITTANCE: July 20, 2016**

| ACCT.# | DESCRIPTION | TYPE                   | 2015-2016<br>PROPERTY<br>TAX<br>REVENUE | 2015-2016<br>SECURED<br>3RD<br>PAID |
|--------|-------------|------------------------|---|-------------------------------------|
| 188.48 | MELROSE BID | 1%<br>D/S<br>AIR<br>TL | -<br>13,967.47<br>-<br>13,967.47        | -<br>13,967.47<br>-<br>13,967.47    |



Rita Moreno <rita.moreno@lacity.org>

---

## Reports for Melrose & Westchester

1 message

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, May 9, 2017 at 3:54 PM

Hi Don,

We need your 1st Quarter Report and Newsletter and 2016 Financial Statement for both Melrose and Westchester.

Please submit the reports and newsletters as soon as possible so that payment can be processed. If you need additional time for the two financial statements, let me know what date we can expect them so that I can give you an extension.

Thanks.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

---

## Did Melrose Assessments Get Transferred?

5 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, May 9, 2017 at 7:16 PM

Anxious vendors want to know.

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Thu, May 11, 2017 at 7:59 AM

The invoice for \$119,500.79 was processed on 4/26/17, so it should have been transferred to your bank by now. The invoice for \$31,026.00 (GB) cannot be processed until the beginning of the new fiscal year. The invoice for \$187,658.05 is still pending and will likely be held up for the 1st Quarter Report and Newsletter and the 2016 Financial Statement. If you can send the report and newsletter to me electronically, and let me know when the financial statement can be submitted, I can move it forward.

On Tue, May 9, 2017 at 7:16 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
| Anxious vendors want to know.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Thu, May 11, 2017 at 8:09 AM

We received the assessment transfer. Thank you.

What about the 2016 General Benefit invoice?

We will send the Quarterly Report and Newsletter as requested. The Financial Statement will take a couple of weeks.

I think we are good for now. Thanks again.

[Quoted text hidden]

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Thu, May 11, 2017 at 8:46 AM

Looks like they missed it. I'm putting it through again.

[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Thu, May 11, 2017 at 8:59 AM

Thank you.

[Quoted text hidden]



Rita Moreno <rita.moreno@lacity.org>

---

## Cancellation of Westchester BID Board Meeting for May 18

1 message

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Wed, May 17, 2017 at 10:38 AM

After reflecting on our business needs, it seems to me that we can defer Westchester BID business to the regular June meeting, which will be June 15. So unless there is an objection, I'd like to cancel our scheduled May 18 WBIA Board meeting.

As always, let me know your thoughts. Thank you.



Rita Moreno <rita.moreno@lacity.org>

---

## Melrose BID Invoice #170508

1 message

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>  
Cc: Thomas Nelson <thomas.nelson@lacity.org>

Wed, May 17, 2017 at 1:18 PM

Hi Don,

As a follow-up to our conversation this afternoon and to confirm, our Accounting staff found that Melrose BID invoice #170508 mistakenly included an SAS Collection amount for the Westchester BID in the amount of \$2,097.63. This amount was previously invoiced by the Westchester BID in invoice #170507.

Per our conversation, we will make the correction to invoice #170508, which will result in a new total of \$185,560.42 payable to the Melrose BID. This includes the County remittances on 7/22/2016 and 12/22/16, and the Accrued Interest from 4/1/2016 to 6/30/2016.

Thanks and let me know if you have any questions.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

---

## Westchester Assessment Change for 2017?

3 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Mon, Jun 5, 2017 at 10:01 PM

To: Dennis Rader <dennis.rader@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>

Parcel 4123-006-025 is the site of a major apartment construction project that will result in a significant increase in the Westchester Town Center BID assessment. Currently, the project may well be about 66% complete. My understanding is that the County Assessor incrementally increases assessments as construction is completed. My question is, will that result in incrementally increased BID assessments for 2017 on this parcel? And, how should I reflect that in the Assessment Roll for 2017 that is being prepared for Westchester Business Improvement Association Board approval and transmittal to the City?

Thanks for your guidance Dennis!

---

**Dennis Rader** <dennis.rader@lacity.org>

Tue, Jun 6, 2017 at 9:02 AM

To: Donald Duckworth <duckworth.donald@gmail.com>

Cc: Rita Moreno <rita.moreno@lacity.org>

Don, there will be no incremental increase. The parcel can only be assessed for the building when their Certificate of Occupancy is issued. At that time, we can pro-rate the assessment for the current year, and full assessment for the coming year. As of now, they can only be assessed for frontage and parcel area, as applicable in the BID.

On Mon, Jun 5, 2017 at 10:01 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Parcel 4123-006-025 is the site of a major apartment construction project that will result in a significant increase in the Westchester Town Center BID assessment. Currently, the project may well be about 66% complete. My understanding is that the County Assessor incrementally increases assessments as construction is completed. My question is, will that result in incrementally increased BID assessments for 2017 on this parcel? And, how should I reflect that in the Assessment Roll for 2017 that is being prepared for Westchester Business Improvement Association Board approval and transmittal to the City?

Thanks for your guidance Dennis!

--

Dennis Rader

Technical Research Supervisor

Los Angeles City Clerk, NBID Division

213-978-1120

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Tue, Jun 6, 2017 at 9:11 AM

To: Dennis Rader <dennis.rader@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>

Got it. Thank you.

[Quoted text hidden]



Rita Moreno <rita.moreno@lacity.org>

---

## Melrose BID Assessment Roll for 2018

4 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Tue, Jun 6, 2017 at 12:14 PM

To: Dennis Rader <dennis.rader@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>

Attached is the Melrose BID Assessment Roll for 2018 as approved by the MBIA Board of Directors on May 12, 2017 with no CPI increase from the previous year.

Let me know of any questions or as we may assist further.

Thank you.

---

### 2 attachments

 **2018 Assessment Roll Melrose Notice Ltr 170512 exe.pdf**  
565K

 **Assessment Roll Melrose 2018 170512.xls**  
41K

---

**Dennis Rader** <dennis.rader@lacity.org>

Wed, Jun 7, 2017 at 7:58 AM

To: Donald Duckworth <duckworth.donald@gmail.com>

Cc: Rita Moreno <rita.moreno@lacity.org>

Thank you, Don.

[Quoted text hidden]

--

Dennis Rader

Technical Research Supervisor

Los Angeles City Clerk, NBID Division

213-978-1120

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Wed, Jun 7, 2017 at 9:28 AM

To: Dennis Rader <dennis.rader@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>

You'll have Westchester on or before June 16; Board meets June 15.

[Quoted text hidden]

---

**Rita Moreno** <rita.moreno@lacity.org>

Wed, Jun 7, 2017 at 9:30 AM

To: Donald Duckworth <duckworth.donald@gmail.com>

Cc: Dennis Rader <dennis.rader@lacity.org>

Okay, thanks Donald.

[Quoted text hidden]

--

Rita Moreno

City of Los Angeles

Office of the City Clerk

Neighborhood and Business Improvement District Division

200 N. Spring Street, 2nd Floor #237

Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

---

## Melrose BID 2019 Renewal Reminder Letter & Timeline

1 message

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Thu, Jun 8, 2017 at 5:00 PM

The attached is being sent via USPS.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



---

### 2 attachments



**2019 Renewal Notification Letter 2.pdf**  
442K



**PBID Formation TimelineDetailed-2019.pdf**  
14K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

NEIGHBORHOOD AND BUSINESS  
IMPROVEMENT DISTRICT DIVISION  
200 N. SPRING STREET, ROOM 224  
LOS ANGELES, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

June 7, 2017

Donald Duckworth, Executive Director  
Melrose Business Improvement District  
1934 Wilson Avenue  
Arcadia, California 91006

## Re: Renewal of the Melrose Business Improvement District

Dear Mr. Duckworth:

This letter is to remind you that the Melrose Business Improvement District (District) will be expiring on December 31, 2018. To ensure timely funding and uninterrupted District activities beyond 2018, renewal activities should begin immediately. A proposed renewal timeline is attached which outlines the required activities to complete the process with a targeted start date of January 1, 2019.

To renew the District, the proponents must follow the procedures for establishment as provided in Section 36600 et seq. of the California Streets and Highways Code and comply with the requirements of Proposition 218 (Article XIII D of the California Constitution and Section 53753 of the California Government Code). The proponents must also notify the City Clerk's Office regarding all City parcel assessments to be included in the District in the initial stages of renewal.

In accordance with the attached timeline, the proponents should have the Management District Plan and Engineer's Report for the new term finalized and approved by this Office **no later than December 2017**. To accomplish the renewal of the District by January 1, 2019, your 1<sup>st</sup> draft of the database should be submitted by August 1, 2017, your 1<sup>st</sup> draft Management District Plan should be submitted by August 15, 2017 and the revised Management District Plan and Engineer's Report should be submitted by October 1, 2017. Please be aware that the Los Angeles County Tax Assessors Office has a hard deadline for property tax roll submissions. Please meet the deadlines highlighted on the attached timeline to avert the consequences of missing the County's billing data submission deadline.

Please ensure that your Board approves of the programs/plans for the Melrose Business Improvement District and keeps the Office of the City Clerk informed of all of your District renewal activities. If you have any questions regarding the renewal process, please contact your assigned BID Analyst, Rita Moreno, at (213) 978-1122 or via email at [rita.moreno@lacity.org](mailto:rita.moreno@lacity.org).

Sincerely,

Miranda Paster, Chief  
Neighborhood and Business Improvement District Division

Attachment

MCP:RMH:rm

c: Honorable Paul Koretz, Councilmember, District 5

## BID FORMATION (or RENEWAL) TIMELINE

For Property BID expiring on December 31, 2018 or new PBID beginning operation by January 1, 2019

Start to finish; Begin BID operation on January 1, 2019

| 2017             |   |
|------------------|---|
| MONTH            | ACTIVITY  |
| February - March | Finalize dollars needed to complete renewal<br>Hire consultant, if needed   |
| March - June     | Form Steering Committee to guide BID formation/renewal activities<br>Commence informational sessions with property owners in potential BID boundary area  |
| May - July       | Decide boundaries of new BID<br>Decide programs (e.g. security, maintenance, image, streetscape, administration)<br>Determine needed budget<br>Work on potential assessment formulas (front linear footage, building sq. footage, parcel size, etc.)  |
| 1-Aug-17         | <b>Submit 1st Draft of DATABASE to City Clerk for review and verification</b>   |
|                  | DATABASE Must contain, at minimum, 1) All APNs, 2) Property Owner Names, 3) Assessable measurements of property, and 4) Assessment calculations.<br>CITY CLERK will review, verify, and approve all information in Database.  |
| 15-Aug-17        | <b>Submit 1st Draft of MANAGEMENT DISTRICT PLAN to City Clerk for review</b>  |
|                  | MANAGEMENT DISTRICT PLAN Must contain, at minimum, the 1) Boundary description, 2) Boundary rationale, 3) Service Description, 4) Budget, 5) Benefit Zones, & 6) Assessment Methodology<br>MANAGEMENT DISTRICT PLAN Must also contain other legal & procedural requirements<br>CITY CLERK will review Management District Plan to ensure compliance with State Law<br><br><b>NOTE: Revisions may be needed to ensure compliance with legal statutes</b> |
| 1-Oct-17         | <b>Submit revised Management Plan and ENGINEER'S REPORT to the Office of City Clerk</b>   |
|                  | Finalize District Management Plan (boundaries, assessment formula, budget)<br>Present finalized assessment roll to City Clerk who will audit/verify all parcel data<br><br><i>(all assessment data for all parcels including: formula, calculations, footages and assessment amounts must be verified and agreed to by the Technical Research Unit of the City Clerk's Special Assessment Section before petitions can be distributed.)</i>             |
| Dec-17           | <b>Management District Plan &amp; Engineer's Report APPROVED by City Clerk</b>  |
|                  | MANAGEMENT PLAN & ENGINEER's REPORT MUST be approved prior to Petition Drive start date   |

| 2018                       |   |
|----------------------------|---|
| MONTH                      | ACTIVITY  |
| JANUARY 2018               | <b>START PETITION DRIVE</b>   |
| January - February         | Mail out District Management Plan & START PETITION DRIVE<br>Follow up campaign to secure signed petitions equal to 50% plus \$1.00 of proposed assessment<br><b>REACH 50% PETITION THRESHOLD</b>  |
| March 1st                  | <b>FINISH PETITION DRIVE: Submit final petitions to City Clerk</b>  |
| (No later than March 15th) | Request City Council to adopt an "Ordinance of Intention" to form a BID<br>Management Plan, Engineer's Report, map and complete list of all stakeholders due to City Clerk.<br><b>City Clerk verifies petition signatures and percent in support.</b>   |
| March                      | City Clerk submits complete BID formation project summary report to City Council's Economic Development Committee (EDC).<br>NOTE: EDC meets twice a month with a very limited time to hear agenda items   |
| March                      | EDC will schedule and hold public hearings and recommend that Council adopt the Ordinance of Intention to begin the Proposition 218 election/formation process.<br><b>EDC meets 2nd &amp; 4th Tuesday.</b>  |
| April                      | <b><u>CITY COUNCIL STARTS PUBLIC HEARING PROCESS</u></b><br>City Council review and approval of EDC recommendations:<br>1. Reviews EDC recommendations, Clerk Report and BID's proposed Management Plan.<br>2. Petition Sufficiency Finding.<br>3. Adoption of Ordinance of Intention to Establish BID.<br>4. Authorization to set public meeting and hearing dates and begin Prop 218 process. |

**BID FORMATION (or RENEWAL) TIMELINE**

For Property BID expiring on December 31, 2018 or new PBID beginning operation by January 1, 2019

Start to finish; Begin BID operation on January 1, 2019

| <b>2018 (con't)</b>      |   |
|--------------------------|---|
| <b>MONTH</b>             | <b>ACTIVITY</b>   |
| <b>April</b>             | Materials Due to the City Clerk from BID proponents (if applicable):<br>1. Prepaid (subject to BID), preaddressed ballot return envelopes.*<br>2. Smaller, opaque secrecy envelopes to conceal ballot inside return envelopes.*<br>3. District Management Plan with budget, BID boundary map and APNs of all stakeholders.*<br>*(All materials must be pre-approved by City Clerk. Copies needed for each stakeholder)  |
| <b>May 1st</b>           | <b>PROP 218 REQUIRED 45-DAY PERIOD BEGINS</b>   |
|                          | City Clerk to arrange for mailing of :<br>1. Notice of Public Meeting and Final Public Hearing.**<br>2. Proposition ballots**, ballot instructions and ballot return and secrecy envelopes.<br>3. Ordinance of Intention (to establish BID).**<br>4. District Management Plan (legally considered part of the Ordinance).<br>5. Mailing labels (from stakeholder database) and mail-out envelopes<br>6. Stuff envelopes, seal and mail out from City mailroom.**<br>**(City provides copies for each stakeholder)<br><br>City Clerk to arrange for publication of:<br>1. Ordinance of Intention |
| <b>June</b>              | <b>CITY COUNCIL HOLDS PUBLIC HEARING</b><br>City Council:<br>1. Council conducts Final Hearing for public comment on establishment of the BID.<br>2. Balloting officially closed.<br>3. City Clerk counts ballots and report results at next Council meeting.<br>4. Ballots opened and tallied in City Clerk's office (open to the public)  |
| <b>June</b>              | City Council:<br>1. Public announcement of Prop 218 ballot tabulation<br>2. 1st reading of Ordinance of Establishment<br>3. Council accepts the balloting results and passes the Ordinance of Establishment   |
| <b>June - August</b>     | City Clerk:<br><b>JUNE:</b> Publish BID establishment Ordinance<br><b>JULY:</b> Place stakeholder assessment data on County's tax rolls<br><b>(COUNTY HAS HARD DEADLINE FOR TAX ROLL SUBMISSION)</b><br><b>JULY:</b> Establish trust fund/revenue source code account<br><b>JULY:</b> Prepare City (501c) administrative contract   |
| <b>December 2018</b>     | City Clerk:<br>1. Transmits received property assessments from County collection of 1st installment payments  |
| <b>January 1st, 2019</b> | <b>Begin BID operation</b>  |



Rita Moreno <rita.moreno@lacity.org>

---

## Westchester Town Center BID Board Meeting - Thursday June 15 @ 10 AM

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Tue, Jun 13, 2017 at 10:02 AM

Please see the attached Agenda. As always, let me know of any questions. Thank you.



**WBIA BD MTNG AGENDA 170615.pdf**  
217K

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /  
WESTCHESTER TOWN CENTER BID  
BOARD OF DIRECTORS  
AGENDA**

**Thursday, June 15, 2017**

**Meeting Location: Conference Room  
8929 S. Sepulveda Boulevard #130  
Westchester, CA 90045**

1. CALL TO ORDER – Karen Dial, President 10:00 AM

2. PUBLIC COMMENTS This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.

A. Comments from LAPD SLO

3. APPROVAL OF MINUTES – Defer to Next Meeting

4. FINANCIAL REPORT – Through May 31, 2017.

- Comprehensive 2017 budget / expenditure projection to be presented @ July WBIA

5. BUSINESS ITEMS

A. Discussion / Approval of Assessment Roll for 2018 with CPI Adjustment of Up To 2%.

B. Approval of Annual Financial Statement as Prepared by Richard Moon & Associates

- The City required annual Financial Statement has been prepared and will be transmitted to the City upon WBIA approval.

C. Discussion / Status Report re Studio 111 Project Area Walk / Brainstorming for Visual Blight Reduction Streetscape Improvement Plans

- \$3.75 Million Pedestrian Improvements / Beautification Fund @ LAWA

D. Discussion of Dates for Initial Meeting with Hayden Planning for CDO Revision Recommendations

- New Development Proposal @ NWC Sepulveda & Manchester

E. Presentation / Discussion of Proposed Landscape Entry Zone Addition to WTC BID

F. Presentation / Discussion of Proposed Lincoln Village Zone Addition to WTC BID

- G. Presentation / Discussion / Action re Councilman Bonin Proposal to Increase LAPD Field Resources Through Redeployments
  - Defer to July meeting.

**6. REPORT FROM EXECUTIVE DIRECTOR**

- Status Report re 83<sup>rd</sup> to 84<sup>th</sup> Street Tree / Sidewalk Repair (WSIA Project)
- Street Vending Opt-Out / Property Owner Approval Language: CD11
- Other

**7. BOARD MEMBER COMMENTS**

**8. NEXT MEETING – July 20, 2017**

**9. ADJOURNMENT**

12:00 PM



Rita Moreno <rita.moreno@lacity.org>

---

## Westchester Town Center BID Assessment Roll for 2018

1 message

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Fri, Jun 16, 2017 at 3:43 PM

To: Dennis Rader <dennis.rader@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>

Please see the subject document, which is attached.

---

### 2 attachments



**2018 Assessment Roll CPI Notice Ltr 170616 exe.pdf**  
564K



**Assessment Roll 2018 170616.xls**  
110K



Rita Moreno <rita.moreno@lacity.org>

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## Transmittal of Melrose BID Financial Statement for Year Ended December 31, 2016

2 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>  
Cc: Denis Weintraub <drdenisweintraub@yahoo.com>

Fri, Jun 16, 2017 at 10:01 AM

Submitted herewith is the subject document. Let me know as we may assist further. Thank you.

---

### 2 attachments



**Transmittal Fin St Ltr 170611 exe.pdf**  
507K



**Financial Statement Moon Final 170606 Melrose BIA - '16 finl stmts - final.pdf**  
896K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>  
Cc: Denis Weintraub <drdenisweintraub@yahoo.com>

Mon, Jun 19, 2017 at 9:59 AM

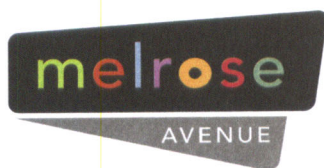
Got it, thank you.

On Fri, Jun 16, 2017 at 10:01 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
Submitted herewith is the subject document. Let me know as we may assist further. Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





June 11, 2016

**Melrose BID  
Board of Directors:**

**Deny Weintraub  
President**

**Silvia Weintraub  
Corporate Secretary**

**Julian Chicha  
Treasurer**

**Pierson Blaetz  
Greenway Arts Alliance/  
Melrose Trading Post**

**Isack Fadlon  
Sportie LA**

**Daniel Farasat  
Tiger West Capital**

**Fred Rosenthal  
Ametron Audio/Visual**

**Donald R. Duckworth  
Executive Director**

Ms. Rita Moreno  
BID Analyst  
Office of the City Clerk  
Special Assessments Division  
200 N. Spring Street  
Room #237  
Los Angeles, CA 90012

Re: Melrose BID Financial Statement for Year Ended December 31, 2016

Dear Ms. Moreno:

As required by the contract with the City of Los Angeles for management of the Melrose BID, submitted herewith is the referenced Financial Statement as prepared by Richard Moon & Associates, CPA.

As we may answer any questions or provide any additional assistance, please contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Donald R. Duckworth", written over a light blue horizontal line.

Donald R. Duckworth  
Executive Director

1934 Wilson Avenue,  
Arcadia, CA 91006  
323.525.0840

C: MBIA Board of Directors

[www.melroseavela.com](http://www.melroseavela.com)  
FB: Melrose Ave L.A.  
Tw: @melroseavela  
Inst: @melroseavela

**MELROSE BUSINESS IMPROVEMENT  
ASSOCIATION**

(A Not-For-Profit Organization)

**FINANCIAL STATEMENTS**

**FOR THE YEARS ENDED DECEMBER 31, 2016 and 2015**

**RICHARD MOON & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS

# MELROSE BUSINESS IMPROVEMENT ASSOCIATION

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## Richard Moon & Associates

An Accountancy Corporation

Certified Public Accountant • Financial Planners

### Independent Accountant's Review Report

Board of Directors  
Melrose Business Improvement Association  
Los Angeles, California

I have reviewed the accompanying financial statements of Melrose Business Improvement Association (a not-for-profit organization) which comprise of the statements of financial position as of December 31, 2016 and 2015, and the related statements of activities, functional expenses and cash flows, for the years then ended and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion.

#### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statement in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement whether due to fraud or error.

#### Accountant's Responsibility

My responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. Those standards require me to perform procedures to obtain limited assurance as a basis for reporting whether I am aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. I believe that the results of my procedures provide a reasonable basis for my report.

#### Accountant's Conclusion

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

*Richard Moon & Associates, CPAs*

June 4, 2017



**MELROSE BUSINESS IMPROVEMENT ASSOCIATION**  
**A Not-for-Profit Organization**

**STATEMENT OF ACTIVITIES & NET ASSETS**

For the years ended December 31, 2016 and 2015

|                                       | <u>2016</u>              | <u>%</u>      | <u>2015</u>              | <u>%</u>    |
|---------------------------------------|--------------------------|---------------|--------------------------|-------------|
| Revenues                              |                          |               |                          |             |
| Member assessments                    | \$ 435,508               | 85.4          | \$ 468,977               | 99.7        |
| Event income                          | 10,700                   | 2.1           | -                        | -           |
| General Benefit Contribution          | 62,052                   | 12.2          |                          | -           |
| Other Income                          | 1,765                    | 0.3           | 1,427                    | 0.3         |
| Total Revenues                        | <u>510,025</u>           | <u>100</u>    | <u>470,404</u>           | <u>100</u>  |
|                                       |                          |               |                          |             |
| Ambassador Project                    | 85,956                   | 16.9          | 15,990                   | 3.4         |
| Landscape Maint. & Sanitation Project | 187,839                  | 36.8          | 111,822                  | 23.8        |
| Events                                | 45,637                   | 8.9           | 70,027                   | 14.9        |
| Office & insurance                    | 21,484                   | 4.2           | 22,448                   | 4.8         |
| Administrative costs                  | 72,000                   | 14.1          | 78,000                   | 16.6        |
| Legal & Professional Services         | 34,709                   | 6.8           | 5,258                    | 1.1         |
| Marketing & PR                        | 118,765                  | 23.3          | 138,712                  | 29.5        |
| Total Expences                        | <u>566,390</u>           | <u>111.1</u>  | <u>442,257</u>           | <u>94.0</u> |
|                                       |                          |               |                          |             |
| Change in net assets from operations  | <u>(56,365)</u>          | <u>(11.1)</u> | <u>28,147</u>            | <u>6.0</u>  |
|                                       |                          |               |                          |             |
| Net assets, beginning of year         | <u>171,067</u>           |               | <u>142,920</u>           |             |
|                                       |                          |               |                          |             |
| Net assets, end of year               | <u><u>\$ 114,703</u></u> |               | <u><u>\$ 171,067</u></u> |             |

See Accountants' Review Report and Accompanying Notes

**MELROSE BUSINESS IMPROVEMENT ASSOCIATION**  
**A Not-for-Profit Organization**

**STATEMENT OF FUNCTIONAL EXPENSES**

For the years ended December 31, 2016 and 2015

|                               | <u>2016</u>      | <u>%</u>   | <u>2015</u>      | <u>%</u>    |
|-------------------------------|------------------|------------|------------------|-------------|
| <b>Events</b>                 |                  |            |                  |             |
| Fame Fest                     | \$ -             | -          | \$ 1,465         | 0.3         |
| Harajiku, Trading Post Event  | -                | -          | 11,810           | 2.5         |
| Lit Crawl Event               | 1,000            | 0.2        | 663              | 0.1         |
| Melrose Art Walk Map          | -                | -          | 10,000           | 2.1         |
| Melrose Future Vision Project |                  | -          | 1,105            | 0.2         |
| Melrose Moments               | -                | -          | 1,699            | 0.4         |
| Melrose Mural Project         | -                | -          | 3,253            | 0.7         |
| Merchant Mixer Event          | 882              | 0.2        | 543              | 0.1         |
| Misc. Events                  | -                | -          | 2,909            | 0.6         |
| Neighborhood Mixer            | 1,848            | 0.4        | 8,467            | 1.8         |
| Parking Day Event             | 2,336            | 0.5        | 3,638            | 0.8         |
| Sidewalk sale                 | 700              | 0.1        | -                | -           |
| Small Business Saturday       | -                | -          | 7,616            | 1.6         |
| Star Line Tours               | -                | -          | 13,760           | 2.9         |
| Summer Series                 | -                | -          | 300              | 0.1         |
| Urban Legend                  | 34,800           | 6.8        | -                | -           |
| Utility Vault Art Project     | 80               | 0.0        | 2,800            | 0.6         |
| Window Contest                | 750              | 0.1        | -                | -           |
| Window Dressing Project       | 3,241            | 0.6        | -                | -           |
|                               | <u>\$ 45,637</u> | <u>8.9</u> | <u>\$ 70,027</u> | <u>14.9</u> |

See Accountants' Review Report and Accompanying Notes

**MELROSE BUSINESS IMPROVEMENT ASSOCIATION**  
**A Not-for-Profit Organization**

**STATEMENT OF FUNCTIONAL EXPENSES (CONTINUED)**

For the years ended December 31, 2016 and 2015

|  | <u>2016</u>       | <u>%</u>    | <u>2015</u>       | <u>%</u>    |
|--|-------------------|-------------|-------------------|-------------|
| <b>Office and Insurance</b>              |                   |             |                   |             |
| Insurance                                | \$ 2,682          | 0.5         | \$ 5,739          | 1.2         |
| Bid Submission & Renewal                 | 10                | 0.0         | 250               | 0.1         |
| Dues & Subscriptions                     | 495               | 0.1         | 580               | 0.1         |
| Newsletter                               | 1,755             | 0.3         | 1,574             | 0.3         |
| Office Assistant                         | 1,458             | 0.3         | 600               | 0.1         |
| Other                                    | 2,231             | 0.4         | -                 | -           |
| Special Event Coordination               | 3,618             | 0.7         | 7,365             | 1.6         |
| Miscellaneous                            | 348               | 0.1         | 6,341             | 1.3         |
| Rent                                     | 7,996             | 1.6         | -                 | -           |
| Telephone                                | 891               | 0.2         | -                 | -           |
|  | <u>\$ 21,484</u>  | <u>4.2</u>  | <u>\$ 22,448</u>  | <u>4.8</u>  |
| <b>Administrative Costs</b>              |                   |             |                   |             |
| MBIA Executive Director                  | <u>\$ 72,000</u>  | <u>14.1</u> | <u>\$ 78,000</u>  | <u>16.6</u> |
| <b>Legal &amp; Professional Services</b> |                   |             |                   |             |
| Accounting & Bookkeeping                 | \$ 8,618          | 1.7         | \$ 5,258          | 1.1         |
| Planning Consultant Fees                 | 26,091            | 5.1         | -                 | -           |
|  | <u>\$ 34,709</u>  | <u>6.8</u>  | <u>\$ 5,258</u>   | <u>1.1</u>  |
| <b>Marketing Expense</b>                 |                   |             |                   |             |
| Public Relations                         | \$ 37,948         | 7.4         | \$ 62,021         | 13.2        |
| Publications / Graphic                   | 8,080             | 1.6         | 150               | 0.0         |
| Street Banners                           | 7,248             | 1.4         | 12,713            | 2.7         |
| Website                                  | 18,586            | 3.6         | 20,155            | 4.3         |
| Social Media                             | 18,930            | 3.7         | 12,254            | 2.6         |
| Holiday Decorations                      | 27,973            | 5.5         | 31,420            | 6.7         |
|  | <u>\$ 118,765</u> | <u>23.3</u> | <u>\$ 138,712</u> | <u>29.5</u> |

See Accountants' Review Report and Accompanying Notes

**MELROSE BUSINESS IMPROVEMENT ASSOCIATION**  
**A Not-for-Profit Organization**

**STATEMENT OF CASH FLOWS**

For the years ended December 31, 2016 and 2015

|   | <u>2016</u>                   | <u>2015</u>                   |
|---|-------------------------------|-------------------------------|
| Change in net assets from operations                | \$ (56,365)                   | \$ 28,147                     |
| Adjustments to Change in net assets from operations | -                             | -                             |
| Cash flows from (used in) operating activities:     | -                             | -                             |
| Increase (decrease) in net assets                   | -                             | -                             |
| Increase (decrease) in liabilities                  | -                             | -                             |
|   | <hr/>                         | <hr/>                         |
| Net cash provided by (used in) operating activities | <hr/> (56,365) <hr/>          | <hr/> 28,147 <hr/>            |
| Cash flows from investing activities                | -                             | -                             |
| Cash flows from financing activities                | -                             | -                             |
|   | <hr/>                         | <hr/>                         |
| Net cash from investing and financing activities    | <hr/> - <hr/>                 | <hr/> - <hr/>                 |
| Net increase (decrease) in cash                     | (56,365)                      | 28,147                        |
| Cash at beginning of year                           | <hr/> 184,422 <hr/>           | <hr/> 156,275 <hr/>           |
| Cash at end of year                                 | <hr/> <u>\$ 128,057</u> <hr/> | <hr/> <u>\$ 184,422</u> <hr/> |

See Accountants' Review Report and Accompanying Notes

# **MELROSE BUSINESS IMPROVEMENT ASSOCIATION**

## **A Not-For-Profit Organization**

### **NOTES TO FINANCIAL STATEMENTS**

December 31, 2016 and 2015

#### **Note 1: Summary of Significant Accounting Policies**

##### **Organization and Activities**

Melrose Business Improvement Association (MBIA) was organized as a nonprofit mutual benefit corporation on November 25, 2013 and began its operation in February 2014 with its primary purpose to “enhance the commercial viability of the Melrose area.” The majority of the board members own or manage real property within the MBIA boundaries.

##### **Property and Business Improvement District**

On July 31, 2013 the City of Los Angeles established a Property and Business Improvement District (PBID) under the laws of the state of California and entered into an agreement with MBIA. The original term of the agreement us from January 1, 2014 through December 31, 2018. Under the agreement, MBIA is responsible for developing, implementing, directing and operating the PBID programs in accordance with the Management District Service Plan pursuant Section 36600, *et seq.* of the California Streets and Highways Code and the City of Los Angeles Ordinance No. 182669.

##### **Basis of Accounting**

The financial statements have been prepared on the accrual basis of accounting. Under this method, revenues are recognized when earned and expenses are recognized in the accounting period in which the liability is incurred.

##### **Financial Statement Presentation**

MBIA is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted assets.

See Independent Accountant’s Review Report

**MELROSE BUSINESS IMPROVEMENT ASSOCIATION**  
**A Not-For-Profit Organization**

**NOTES TO FINANCIAL STATEMENTS**  
December 31, 2016 and 2015

**Revenue**

The largest source of revenue for MBIA is the annual assessment of its members.

**Use of Estimates**

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

**Cash and Cash Equivalents**

For purposes of the statement of cash flows, MBIA considers all highly liquid investments with an original maturity of three months or less to be cash.

**Reclassifications**

Certain amounts from the prior year have been reclassified to conform to the current year presentation.

**Note 2: Income Taxes**

MBIA is exempt from federal income taxes under Section 501(c) (6) of the Internal Revenue Code. The exemption was approved by the Internal Revenue Service on April 16, 2014 and is retroactive to inception. It is also exempt from state franchise taxes.

**Note 3: Concentration of Credit risk**

MBIA maintains its cash balance in financial institutions located in Los Angeles, California. The Federal Deposit Insurance Corporation insures balances up to \$250,000. As of December 31, 2016 and December 31, 2015 MBIA has no significant concentrations of credit risk.

See Independent Accountant's Review Report

**MELROSE BUSINESS IMPROVEMENT ASSOCIATION**  
**A Not-For-Profit Organization**

**NOTES TO FINANCIAL STATEMENTS**  
December 31, 2016 and 2015

**Note 4: Related Party Transactions**

There were no related party transactions for the year of 2016 and 2015.

**Note 5: Risk Management**

MBIA purchases commercial insurance as its method of defraying risk of losses from natural causes, general liabilities and theft. The Organization assumes any liability for any deductible and claims in excess of coverage limitations.

**Note 6: Event Income**

Event income is comprised of the follow major categories:

| <u>Events</u>                                      | <u>2016</u>      | <u>2015</u>    |
|--|------------------|----------------|
| Sponsorships                                       | \$ 500           | \$ 0.00        |
| Melrose Action Neighborhood Watch:<br>Sponsorships | 3,000            | 0.00           |
| Shuttle Advertising                                | 750              | 0.00           |
| Parking Space Rent                                 | <u>6,450</u>     | <u>0.00</u>    |
| Total  | <u>\$ 10,700</u> | <u>\$ 0.00</u> |

**Note 7: Subsequent Events**

Management has evaluated subsequent events through June 4, 2017, the date the financial statements were available to be issued.

See Independent Accountant's Review Report



Rita Moreno <rita.moreno@lacity.org>

---

## Transmittal of Westchester Town Center BID Financial Statement for Year Ending December 31, 2016

2 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>


Fri, Jun 16, 2017 at 10:42 AM

Submitted herewith is the subject document. Let me know as we may assist further. Thank you.

---

### 2 attachments

 **Transmittal Fin St Ltr 170616 exe .pdf**  
544K

 **Financial Statement Moon Final 170606 West BIA - '16 finl stmts - final.pdf**  
918K

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Mon, Jun 19, 2017 at 10:27 AM

Okay, thanks.

On Fri, Jun 16, 2017 at 10:42 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
Submitted herewith is the subject document. Let me know as we may assist further. Thank you.

--  
Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





**Karen Dial**  
Drollinger Properties  
President

**John Ruhlen**  
Ruhlen & Associates  
Secretary

**Miki Payne**  
Drollinger Properties  
Treasurer

**Jack Davis**  
Coldwell Banker  
Residential Brokerage

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Christopher H. Locke**  
HFH Ltd.

**Lara Saab**  
CBRE, Inc.

**Donald R. Duckworth**  
Executive Director

June 16, 2017

Ms. Rita Moreno  
BID Analyst  
Office of the City Clerk  
Special Assessments Division  
200 N. Spring Street  
Room #237  
Los Angeles, CA 90012

Re: Westchester BID Financial Statement for Year Ended December 31, 2016  
and 2015

Dear Ms. Moreno:

As required by the contract with the City of Los Angeles for management of the Westchester Town Center BID, submitted herewith is the referenced Financial Statement as prepared by Richard Moon & Associates, CPA. This document was approved by the Westchester Business Improvement Association Board of Directors at their meeting on June 15, 2017.

As we may answer any questions or provide any additional assistance, please contact me.

Sincerely,

Donald R. Duckworth  
Executive Director

C: WBIA Board of Directors

**WESTCHESTER BUSINESS IMPROVEMENT  
ASSOCIATION**

(A Not-For-Profit Organization)

**FINANCIAL STATEMENTS**

**FOR THE YEARS ENDED DECEMBER 31, 2016 and 2015**

**RICHARD MOON & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS

# WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION

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---

**Richard Moon & Associates**

An Accountancy Corporation

*Certified Public Accountant • Financial Planners*

**Independent Accountant's Review Report**

Board of Directors  
Westchester Business Improvement Association  
Los Angeles, California

I have reviewed the accompanying financial statements of Westchester Business Improvement Association (a not-for-profit organization) which comprise of the statements of financial position as of December 31, 2016 and 2015, and the related statements of activities, functional expenses and cash flows, for the years then ended and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion.

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Management is responsible for the preparation and fair presentation of these financial statement in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement whether due to fraud or error.

**Accountant's Responsibility**

My responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. Those standards require me to perform procedures to obtain limited assurance as a basis for reporting whether I am aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. I believe that the results of my procedures provide a reasonable basis for my report.

**Accountant's Conclusion**

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

*Richard Moon & Associates, CPAs*

June 4, 2017

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION**  
**A Not-for-Profit Organization**

**STATEMENTS OF FINANCIAL POSITION**

For the year ended December 31, 2016 and 2015

**Assets**

|                           | <u>2016</u>           | <u>2015</u>           |
|---------------------------|-----------------------|-----------------------|
| Current assets            |                       |                       |
| Cash and Cash Equivalents | \$ 23,647             | \$ 33,145             |
| Assessment Receivable     | 112,788               | 148,056               |
| Total current assets      | <u>136,434</u>        | <u>181,201</u>        |
| <br>Total Assets          | <br><u>\$ 136,434</u> | <br><u>\$ 181,201</u> |

**Liabilities and Net Assets**

|                                      |                       |                       |
|--------------------------------------|-----------------------|-----------------------|
| Liabilities                          |                       |                       |
| Due to Triangle Association          | \$ 120                | \$ 120                |
| Total current liabilities            | <u>120</u>            | <u>120</u>            |
| <br>Net Assets                       |                       |                       |
| Restricted Net Assets                | -                     | -                     |
| Unrestricted Net Assets              | 136,314               | 181,081               |
| Net assets                           | <u>136,314</u>        | <u>181,081</u>        |
| <br>Total liabilities and net assets | <br><u>\$ 136,434</u> | <br><u>\$ 181,201</u> |

# WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION

## A Not-for-Profit Organization

### STATEMENTS OF ACTIVITIES & NET ASSETS

For the year ended December 31, 2016 and 2015

|  | <u>2016</u>                  | <u>%</u>     | <u>2015</u>                  | <u>%</u>     |
|--|------------------------------|--------------|------------------------------|--------------|
| <b>UNRESTRICTED NET ASSETS</b>           |                              |              |                              |              |
| Revenues                                 |                              |              |                              |              |
| Member assessments                       | \$ 314,434                   | 100.0        | \$ 303,880                   | 99.2         |
| Event income                             | -                            | -            | -                            | -            |
| Donations                                | -                            | -            | 2,500                        | 0.8          |
|  | <u>314,434</u>               | <u>100.0</u> | <u>306,380</u>               | <u>100.0</u> |
| <br>Landscape Maintenance & Sanitation   | <br>163,729                  | <br>52.1     | <br>95,836                   | <br>31.3     |
| Office & insurance                       | 22,643                       | 7.2          | 21,532                       | 7.0          |
| Administrative costs                     | 60,000                       | 19.1         | 65,000                       | 21.2         |
| Consulting services                      | 7,241                        | 2.3          | 9,075                        | 3.0          |
| Security Ambassador                      | 56,810                       | 18.1         | 54,241                       | 17.7         |
| Marketing                                | 48,778                       | 15.5         | 17,873                       | 5.8          |
|  | <u>359,201</u>               | <u>114.2</u> | <u>263,557</u>               | <u>86.0</u>  |
| <br>Change in net assets from operations | <br>(44,767)                 | <br>(14.2)   | <br>42,823                   | <br>14.0     |
| <br>Net assets, beginning of year        | <br><u>181,081</u>           |              | <br><u>138,258</u>           |              |
| <br>Net assets, end of year              | <br><u><u>\$ 136,314</u></u> |              | <br><u><u>\$ 181,081</u></u> |              |

# WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION

## A Not-for-Profit Organization

### STATEMENT OF FUNCTIONAL EXPENSES SUPPORTING SERVICES

For the year ended December 31, 2016 and 2015

|                                 | <u>2016</u>      | <u>%</u>    | <u>2015</u>       | <u>%</u>    |
|---------------------------------|------------------|-------------|-------------------|-------------|
| <b>Office and Insurance</b>     |                  |             |                   |             |
| Insurance                       | \$ 6,727         | 2.1         | \$ 6,677          | 2.2         |
| Office Expenses                 | 1,268            | 0.4         | 1,866             | 0.6         |
| Newsletter                      | 1,904            | 0.6         | 2,591             | 0.8         |
| Rent                            | 3,875            | 1.2         | 3,375             | 1.1         |
| Community Donations             | -                | -           | 500               | 0.2         |
| Memberships                     | 500              | 0.2         | -                 | -           |
| Admin                           | 8,370            | 2.7         | 6,523             | 2.1         |
|                                 | <u>\$ 22,643</u> | <u>7.2</u>  | <u>\$- 21,532</u> | <u>7.0</u>  |
| <b>Administrative Costs</b>     |                  |             |                   |             |
| WBIA Executive Director         | <u>\$ 60,000</u> | <u>19.1</u> | <u>\$ 65,000</u>  | <u>21.2</u> |
| <b>Consulting Service</b>       |                  |             |                   |             |
| Accounting / CPA                | <u>\$ 7,241</u>  | <u>2.3</u>  | <u>\$ 9,075</u>   | <u>3.0</u>  |
| <b>Marketing Expense</b>        |                  |             |                   |             |
| Advertising                     | \$ 6,838         | 2.2         | \$ 2,719          | 0.9         |
| Public Relations / Advertising  | 4,313            | 1.4         | 11,041            | 3.6         |
| Publications / Graphic          | 9,353            | 3.0         | -                 | -           |
| Street Banners                  | 3,657            | 1.2         | 1,820             | 0.6         |
| Website Project                 | 368              | 0.1         | 993               | 0.3         |
| Community Donations             | -                | -           | 1,300             | -           |
| Westchester Sunday Farmers Mkt. | 24,251           | 7.7         | -                 | -           |
|                                 | <u>48,778</u>    | <u>15.5</u> | <u>17,873</u>     | <u>5.7</u>  |

See Accountants' Review Report and Accompanying Notes

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION**  
**A Not-for-Profit Organization**

**STATEMENT OF FUNCTIONAL EXPENSES**  
**SUPPORTING SERVICES**

For the year ended December 31, 2016 and 2015

|  | <u>2016</u>           | <u>%</u>        | <u>2015</u>          | <u>%</u>        |
|--|-----------------------|-----------------|----------------------|-----------------|
| <b>Security Ambassador</b>                   |                       |                 |                      |                 |
| Ambassador Services                          | \$ 53,555             | 17.0            | \$ 54,241            | 17.7            |
| Miscellaneous Expenses                       | 3,255                 | 1.0             | -                    | -               |
|  | <u>\$ 56,810</u>      | <u>18.1</u>     | <u>\$ 54,241</u>     | <u>17.7</u>     |
| <br><b>Landscape Maint. &amp; Sanitation</b> | <br><u>\$ 163,729</u> | <br><u>52.1</u> | <br><u>\$ 95,836</u> | <br><u>31.3</u> |

See Accountants' Review Report and Accompanying Notes

# WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION

## A Not-for-Profit Organization

### STATEMENT OF CASH FLOWS

For the year ended December 31, 2016 and 2015

|   | <u>2016</u>                 | <u>2015</u>                 |
|---|-----------------------------|-----------------------------|
| Change in net assets from operations                | \$ (44,767)                 | \$ 42,823                   |
| Cash flows from (used in) operating activities:     |                             |                             |
| Increase (decrease) in net assets                   | -                           | -                           |
| Increase (decrease) in liabilities                  | -                           | -                           |
| Net cash provided by (used in) operating activities | <u>(44,767)</u>             | <u>42,823</u>               |
| <br>Cash flows from investing activities            | <br>-                       | <br>-                       |
| Cash flows from financing activities                | <u>35,269</u>               | <u>(148,056)</u>            |
| <br>Net increase (decrease) in cash                 | <br>(9,498)                 | <br>(105,233)               |
| <br>Cash at beginning of year                       | <br><u>33,145</u>           | <br><u>138,378</u>          |
| <br>Cash at end of year                             | <br><u><u>\$ 23,647</u></u> | <br><u><u>\$ 33,145</u></u> |

See Accountants' Review Report and Accompanying Notes

# **WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION**

## **A Not-For-Profit Organization**

### **Notes to Financial Statements**

December 31, 2016 and 2015

#### **NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

##### **Organization and Activities**

Westchester Business Improvement Association (WBIA) was organized as a nonprofit mutual benefit corporation in February 2007 with its primary purpose to "enhance the commercial viability of the Westchester area." The majority of the board members own or manage real property within the WBIA boundaries.

##### **Property and Business Improvement District**

On April 5, 2007 the City of Los Angeles established a Property and Business Improvement District (PBID) under the laws of the state of California and entered into an agreement with WBIA. The original term of the agreement was January 1, 2007 through December 31, 2011. The term was extended through December 31, 2021 by the Los Angeles City Council on August 22, 2011. Under the agreement, WBIA is responsible for developing, implementing, directing and operating the PBID programs in accordance with the Management District Service Plan pursuant Section 36600, *et seq.* of the California Streets and Highways Code and the City of Los Angeles Ordinance No. 173,483.

##### **Basis of Accounting**

The financial statements have been prepared on the accrual basis of accounting. Under this method, revenues are recognized when earned and expenses are recognized in the accounting period in which the liability is incurred.

##### **Financial Statement Presentation**

WBIA is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted assets.

See Accountant's Review Report

# **WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION**

## **A Not-For-Profit Organization**

### **Notes to Financial Statements**

December 31, 2016 and 2015

#### **Revenue**

The largest source of revenue for WBIA is the annual assessment of its members.

#### **Use of Estimates**

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

#### **Cash and Cash Equivalents**

For purposes of the statement of cash flows, WBIA considers all highly liquid investments with an original maturity of three months or less to be cash.

#### **Reclassifications**

Certain amounts from the prior year have been reclassified to conform to the current year presentation.

#### **NOTE 2: INCOME TAXES**

WBIA is exempt from federal income taxes under Section 501(c) (6) of the Internal Revenue Code. The exemption was approved by the Internal Revenue Service on April 16, 2008 and is retroactive to inception. It is also exempt from state franchise taxes.

#### **NOTE 3: CONCENTRATION OF CREDIT RISK**

WBIA maintains its cash balance in financial institutions located in Los Angeles, California. The Federal Deposit Insurance Corporation insures balances up to \$250,000. As of December 31, 2016 and 2015 WBIA has no significant concentrations of credit risk.

See Accountant's Review Report

# WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION

## A Not-For-Profit Organization

### Notes to Financial Statements

December 31, 2016 and 2015

#### NOTE 4: RELATED PARTY TRANSACTIONS

The corporate offices of WBIA are located in a building owned by one of its members. The rent expense for 2016 and 2015 was \$3,875 and \$3,375 respectively. The agreement is renewable on an annual basis.

#### NOTE 5: RISK MANAGEMENT

WBIA purchases commercial insurance as its method of defraying risk of losses from natural causes, general liabilities and theft. The organization assumes any liability for any deductible and claims in excess of coverage limitations.

#### NOTE 6: OTHER INCOME

Other income is comprised of the follow major categories:

|              | <u>2016</u> | <u>2015</u>     |
|--------------|-------------|-----------------|
| Event Income | \$ -        | \$ -            |
| Donations    | -           | 2,500           |
|              | <u>\$ -</u> | <u>\$ 2,500</u> |
|              | =====       | =====           |

#### NOTE 7: WESTCHESTER SUNDAY'S FARMERS MARKET

The Westchester BIA has undertaken, along with another local non-profit organization, to start a farmer's market on every Sunday. The farmers market started in June 2016. The WBIA has agreed to fund the startup costs and any short fall the farmer's market may incur. Starting in January 2018 the WBIA and the other non-profit organization will share fifty percentage (50%) each in the profits from the farmers market, if any. See below for a summary of the WSFM operations for the period June 2016 to December 31, 2016.

See Accountant Review Report

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION**  
**A Not-For-Profit Organization**

**Notes to Financial Statements**

December 31, 2016 and 2015

**NOTE 7: WESTCHESTER SUNDAY'S FARMERS MARKET (continued)**

|                                   |                          |
|-----------------------------------|--------------------------|
|                                   | <b><u>2016</u></b>       |
| Revenues                          | <u>\$ 11,127</u>         |
| Manager Fee                       | 12,000                   |
| Consultant                        | 5,000                    |
| Permits and Fees                  | 4,724                    |
| July 4 <sup>th</sup> Event        | 4,648                    |
| Startup Costs                     | 3,542                    |
| Printing                          | 3,999                    |
| Advertising                       | 2,335                    |
| Insurance                         | <u>869</u>               |
| Total Expenses                    | <u>37,117</u>            |
| Expenses in excess of<br>Revenues | <u><u>\$(25,990)</u></u> |

**NOTE 8: SUBSEQUENT EVENTS**

Management has evaluated subsequent events through May 19, 2017 the date the financial statements were available to be issued.

See Accountant's Review Report



Rita Moreno <rita.moreno@lacity.org>

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## Westchester Town Center BID Newsletter - Summer 2017

2 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Thu, Jun 29, 2017 at 6:29 AM

Please see our attached newsletter to learn about the Sunday Westchester Farmers' Market and the scheduled completion date for the new "downtown" CIM apartment project (137 units).

Let me know your thoughts!



**BID Newsletter 170617.pdf**  
1468K

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Thu, Jun 29, 2017 at 11:22 AM

Hi Donald,

I would add "2017" after "Summer" near the top of the left hand corner. I will record this as your 2nd quarter newsletter, but I have not received the 1st quarter newsletter nor the 1st quarter report.

Thanks.

Rita

On Thu, Jun 29, 2017 at 6:29 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Please see our attached newsletter to learn about the Sunday Westchester Farmers' Market and the scheduled completion date for the new "downtown" CIM apartment project (137 units).

Let me know your thoughts!

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130







# News

WESTCHESTER TOWN CENTER

## SUMMER

### IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at [laxspas.org](http://laxspas.org)



To contact the Office of L.A. City Councilman Mike Bonin, who represents the Westchester Town Center BID area, please call (310) 568-8772 or visit [11thdistrict.com](http://11thdistrict.com)



To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit

[westchesterstreetscape.org](http://westchesterstreetscape.org)

### YOU ARE INVITED ...

The public is invited to attend WTC BID Board meetings, which are normally held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

## Westchester Sunday Farmers' Market Continues to Pick Up Steam

From Fresh Fruit and Veggies to Prepared Food, the Market Held Every Sunday in the Historic Westchester Triangle is *The Place to Be*

Held every Sunday on 89th Street in the Westchester's Historic Downtown Triangle, Westchester Farmers' Market brings together over 50 of the region's best farmers, ranchers, specialty growers, food purveyors, and artisans each and every week.

Sponsored by Westchester Vitalization and Westchester Town Center's BID, the market helps support the community, with net

proceeds of the farmers' market's non-profit going back into the neighborhood to support local holiday events, youth and family organizations, beautification projects and more. Certified by the California Agriculture department, all growers are local to California and sell the products they grow. Additionally, the market's food purveyors are local and family-owned. Produce varies with the seasons as do the food purveyors rotating with the trends and availabilities, but enjoy the changes with the seasons from sweet corn, peaches and cherries in the summertime to winter's bounty with persimmons, squash and gorgeous root veggies to browsing the market's nursery during planting season for the very best in vibrant potted flowers and herbs.



The market also offers a range of kids' activities from the kids train, kids crafts, balloon art, and face painting. The market also works with its weekly exhibitors to engage kids in additional activities as it relates to their particular organization and with Westchester's local community garden doing specialized planting demos for kids, health and wellness exhibits, hands-on farm-to-table cooking classes and more.

"This is an incredible asset for our community, and I hope everyone makes a point of coming out to see how great this market is," said Don Duckworth, Executive Director of the Westchester Town Center BID.

Be sure to follow Westchester Farmers Market on Facebook or Instagram for weekly updates.

## What Is the Westchester Town Center BID?

The mission of the WTC BID is to: proactively enhance the vitality of the business district, its stakeholders, and the community by providing an inviting environment; streetscape landscaping and beautification; marketing and promotions; new business attraction; and policy advocacy.

It is a property based District formed by a vote of the commercial property owners that assess themselves for its costs of operation. Some 129 properties are included, and it is one of about 45 other business improvement districts in the City of Los Angeles. The WTC BID is managed by a non-profit corporation pursuant to its adopted Management District Plan and contract with the City. Its Board of Directors meets monthly and invites stakeholder participation.

## Westchester Town Center BID Board of Directors

**Karen Dial**  
Drollinger Properties  
President

**John Ruhlen**  
Ruhlen & Associates  
Secretary

**Miki Payne**  
Drollinger Properties  
Treasurer

**Jack Davis**  
Coldwell Banker  
Residential Brokerage

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Christopher H. Locke**  
HFH Ltd.

**Lara Saab**  
CBRE, Inc.

**Donald R. Duckworth**  
Executive Director



## CIM Expected to Open Complex Mid-2018, Spur New Activity

The success of “Silicon Beach” continues to spur demand for local housing, including in Westchester’s Central Business District. Construction is well underway by CIM Group on a new five-story residential complex on Sepulveda Eastway.

The project will feature 137 residential units, 213 below-grade parking spaces and nearly 15,000 square feet of open space.

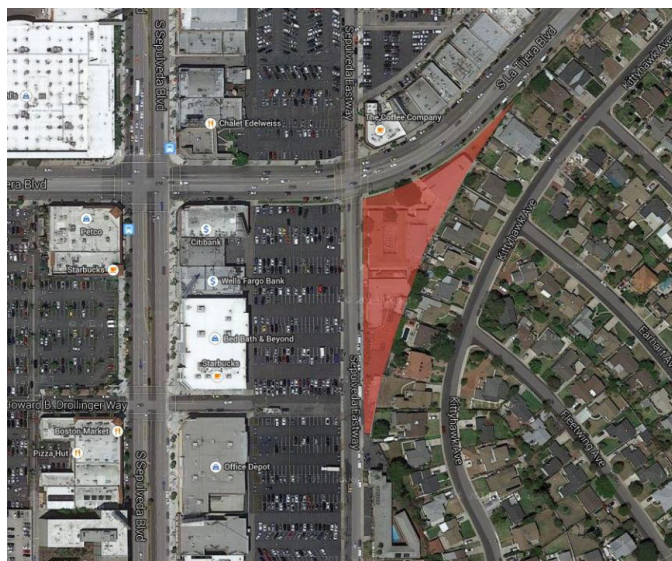
The proposed development is rising from a triangular site at the southeast corner of Sepulveda Eastway and La Tijera Boulevard. The approximately one-acre property, designated 8740 La Tijera Boulevard, will have a mix of studio, one-bedroom and two-bedroom

units priced at market rates ranging from about \$1,700 to \$2,400 per month.

The developer made a number of design revisions to address concerns of those in the adjacent single-family residential neighborhood behind the project. CIM redesigned balconies that could have faced into backyards to instead face into courtyards within the project. It also pushed the building itself as far away from the existing homes as possible and added a 10-foot wide strip of land behind the complex with cypress trees that would function as a landscape buffer.

“We think this is an important project. It’s well designed, and it will be a benefit to our business community,” said Donald Duckworth, executive director of the Westchester Town Center BID. “The addition of new residents to the area will enliven Westchester’s downtown, provide a 24-hour presence in the area and reinvigorate many of our shops and restaurants.”

Duckworth said the addition of new residents will spur pedestrian traffic and support a wide array of existing and future businesses in the area, including the Sunday Westchester Farmers Market held in the Westchester Triangle and the Drollinger Properties proposed bookstore on 89th Street.





Rita Moreno <rita.moreno@lacity.org>

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## PBID Renewal Database for Melrose BID

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>

Sun, Jul 2, 2017 at 8:23 PM

To: Dennis Rader <dennis.rader@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>

Per your request is a draft of the referenced PBIB Database for your review. Let me know as we can assist in any way.

Thank you.



**Melrose BID Area Property Information 170702\_Rader.xls**

216K



Rita Moreno <rita.moreno@lacity.org>

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## PBID Amendment Area Database - Westchester Town Center BID Landscape Entry Zone

4 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Dennis Rader <dennis.rader@lacity.org>  
Cc: Rita Moreno <rita.moreno@lacity.org>

Mon, Jul 3, 2017 at 3:34 PM

Per your request is a draft of the referenced PBIB Database for your review. Let me know as we can assist in any way.

Thank you.

---

 **Landscape Entry Zone Parcel Data 170703\_Rader.xlsx**  
19K

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Dennis Rader <dennis.rader@lacity.org>  
Cc: Rita Moreno <rita.moreno@lacity.org>

Tue, Jul 4, 2017 at 9:41 PM

Please disregard map "170703\_Rader" and use "170704\_Rader" as our submittal. We improved our map today.

[Quoted text hidden]

---

 **Landscape Entry Zone Parcel Data 170704\_Rader2.xlsx**  
19K

---

**Dennis Rader** <dennis.rader@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>  
Cc: Rita Moreno <rita.moreno@lacity.org>

Wed, Jul 5, 2017 at 7:11 AM

Don,

I have assigned Garen Yegparian of my staff to work on this. Please send future correspondence regarding the data to:

[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)

If you like, you can cc me on email, but Garen will be the main contact person for data issues.

On Mon, Jul 3, 2017 at 3:34 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Per your request is a draft of the referenced PBIB Database for your review. Let me know as we can assist in any way.

Thank you.

--

Dennis Rader  
Technical Research Supervisor

Los Angeles City Clerk, NBID Division  
213-978-1120

---

**Donald Duckworth** <duckworth.donald@gmail.com>

To: Dennis Rader <dennis.rader@lacity.org>

Cc: Rita Moreno <rita.moreno@lacity.org>

Wed, Jul 5, 2017 at 8:03 AM

Thank you.

[Quoted text hidden]



Rita Moreno <rita.moreno@lacity.org>

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## Quarterly Newsletter for Melrose BID

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Sat, Jul 8, 2017 at 7:49 PM

Attached is the 1st Quarterly 2017 Newsletter for our BID.



**Q1 2017 Melrose BID Newsletter Final 170629.pdf**  
4232K

## IN THIS ISSUE

Property Owners Envision Future **P.1**  
 Prop. Owners Envision Future Pt. 2 **P.2**  
 Store Owner Gives Back **P.3**  
 Recent Meetings **P.4**

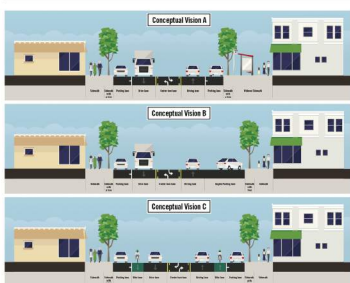
SUMMER 2016

Melrose BID Strategic Action Plan

## MELROSE FUTURE VISION

March 2017

## 3. ACTION ITEMS



Ideas for utilizing Melrose Avenue's lanes differently from the Melrose Future Vision Plan.

To see more ideas like this, contact Don Duckworth at the email address below for a copy of the plan.

### BID INFO

#### Board of Directors:

Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
 Julian Chicha, Treasurer  
 Pierson Blaetz, Greenway Arts Alliance  
 Isack Fadlon, Board Member  
 Daniel Farasat, Board Member  
 Fred Rosenthal, Board Member

#### Staff:

Donald Duckworth, Executive Director  
 Kim Sudhalter, Marketing Director  
 CleanStreet, Streetscape Clean-Up

#### Meetings:

**BID Board Meetings:** 10am on the 2nd Friday of the month. Hope Lutheran Church, 6720 Melrose

#### Resources:

**BID Office:** 323.525.0840  
**BID Email:** duckworth.donald@gmail.com  
**LAPD:** SLO Inga Wecker  
 (213) 793-0708, 37580@lapd.lacity.org  
**BID Security Ambassador:**  
 Riley Sherwood, 818.405.2615,  
 MelroseBIDAmbassador@gmail.com  
**Graffiti Removal & Sidewalk Cleaning:**  
 Contact the BID  
**Councilmember Paul Koretz:**  
 Robert Oliver, Field Deputy  
 323.866.1828, robert.oliver@lacity.org

## MELROSE PROPERTY OWNERS ENVISION THE FUTURE

On May 4, 2017, the Melrose BID held another Property Owners Meeting at the Greenway Court Theatre (544 N Fairfax Ave). At that meeting, Don Duckworth, Melrose BID Executive Director, and Mott Smith of Civic Enterprise Associates, presented the recently-completed Melrose Future Vision Strategic Action Plan, a document that communicates the Melrose Business Improvement District Board of Directors' vision for the economic revitalization of Melrose Avenue.

The plan, which was developed by the BID, Civic Enterprise Associates, and Perkins + Will, clearly outlines a strategy for revitalization and achieving results. To craft the plan, numerous stakeholders were interviewed, both individually, online, and at Melrose BID-organized meetings. Walking surveys of Melrose's physical conditions were conducted. And several online surveys were offered, allowing stakeholders to identify challenges, opportunities, and priorities.

### Available Melrose Resources to Achieve Revitalization

At no other time in history has the Melrose business district had so many resources available to apply to local priorities. These include:

- Melrose BID Property Assessment - \$486,072 per year
- Melrose BID General Benefit Contribution (from City) - \$31,026/yr
- On-street Parking Space Recovery - \$1 to \$2 Million value
- MTA Pedestrian Enhancement Grant - \$4 Million value
- Mobility 2035 Plan Implementation Funds – Unknown value
- City Council Office Discretionary & Support Funds – Unknown value
- Non-Financial Resources – "Priceless"
  - City Council Office (Paul Koretz) Support
  - LAPD Wilshire Division Support
  - Mid City West Community Council Support
  - Greater Wilshire Neighborhood Council Support
  - Venice 4 Square Church Homeless Task Force Success
  - City approval of Melrose BID Valet Parking Program
  - Melrose BID business interests organized on par w/ neighborhood councils
  - Budding success of "Melrose Design District" between La Brea and Highland should be optimized (continued inside, pg. 2)

**Long term Melrose property owner, Bart Braverman, adds his support for the Melrose BID:**

*"I spent a lifetime in the neighborhood - I went to Melrose Ave School and Paul Pink (Pink's Hotdogs) lived across the street from us on Fuller. Melrose deserves to be built up again. You can do it, I have no doubt. [Consumers have] a lot of money floating around. All you need is good restaurants and decent stores. I love [the intersection] near Gardner. Start there and build out. Good luck."*

*Sincerely, Bart Braverman*



## Congrats Paul Koretz!

The Melrose Business Improvement District extends its congratulations to Councilmember Paul Koretz on his recent reelection to his Council seat for CD5. Councilmember Koretz was re-elected for a third term against several challengers.

Koretz made the issue of homelessness a central part of his platform, helping to allocate \$138 million in City funds to homelessness services. He also supported transportation improvements and environmental preservation.

Koretz's achievements in the Melrose area include:

- Repaved 2 alleys
- Advocated for BID light pole banners
- Supported BID's universal valet parking program
- Supported addition of 2 cross walks (pending)

We are thrilled to continue our relationship with Councilmember Koretz!

## MELROSE PROPERTY OWNERS ENVISION THE FUTURE (cont.)

The MTA Pedestrian Enhancement Grant of \$4 Million is dependent upon \$150,000 "matching funds" pledge from the Melrose BID. Without BID matching funds, there is no \$4 Million MTA Grant unless the terms of the award are modified.

Furthermore, the nature of the improvements to be constructed with these funds will require close BID supervision in order to assure that they are allocated to local business building enhancements as opposed to general governmental needs.



*Imagining parklets and high-visibility crosswalks for Melrose Ave...from the Future Vision Plan*

Should the funds be devoted to new pedestrian crosswalks (perhaps those that promote street crossing with safety lights, such as used in West Hollywood on Santa Monica Boulevard), or additional pedestrian or alley lighting, or sidewalk enhancements, or beautification, or similar business-generating work? Or, should the \$4 Million be devoted to general governmental facilities that do not have the same business-generating potential? The Melrose BID should be prepared to devote its full focus to actively managing this MTA

The Los Angeles City Council has adopted the Mobility 2035 Plan. The Plan provides for [Mott please elaborate] the addition of bicycle lanes and a reconfiguration of Melrose Avenue.

Significant funding will be allocated in the City's budget towards its implementation. The Melrose BID should actively seek out and advocate early funding, which may well be embraced by the City.

Early funding should be used to design Mobility 2035 Plan improvements that support business. How can patio dining opportunities be integrated with the anticipate lane reductions, for example? Or, how can new pedestrian / street lighting



be installed to support business district use? It may well be that funding from the MTA Pedestrian Enhancement Grant can be used to design improvements for construction by Mobility 2035 Plan funding thereby jumping the Melrose BID area ahead of competing areas seeking the same funding.

What specific recommendations contained within the Future Vision Plan will affect you? Contact the Melrose BID for a copy at [duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com).

"This is something where a board member and a retailer reached out and gave back to the community. This is not a one-time thing. It's just the beginning."

~Isack Fadlon,  
Sportie LA



## SPORTIE LA TEAMS WITH FAIRFAX HIGH FOR SHOES

Isack Fadlon, BID Board Member and co-owner of Sportie LA, recently made kids on the Fairfax High School track team very happy! On February 16, the approximately 50-student team received a donation of new running shoes by Sportie LA and the Hoka One One shoe company. The students attended a fitting session and pizza party at Sportie LA, coordinated by Fadlon, a 1983 Fairfax High graduate, Hoka One One and Greenway Arts Alliance co-founder and executive director, and fellow BID Board member, Pierson Blaetz.

Isack if I wasn't on the board. The BID is doing good work. It's an example of how businesses in the Fairfax District and on Melrose Avenue are supporting the school."

Fadlon said he was glad to help, and is looking for other ways to continue the partnership. "I have an affinity for Fairfax High. I grew up right off Melrose," said Fadlon, who has operated Sportie LA with his sister since 1985. "This is something where a board member and a retailer reached out and gave back to the community. This is not a one-time thing. It's just the beginning."



The Greenway Arts Alliance is a nonprofit that supports programs at Fairfax High School.

According to a February 23 story by Ed Folven in the Beverly Press, Fadlon was looking for a community partner that could benefit from his connection with Hoka One One, and when Blaetz learned about it, he jumped at the opportunity.

"It's a good example of how the Melrose BID can benefit everyone on the street," Blaetz said. "I would have never met

The shoes regularly cost \$100 to \$150 a pair, which can be costly for families of many students at Fairfax High School. The students received the shoes in March, just in time for the beginning of the track and field season. Fadlon hopes the donation will inspire other local businesses to partner with the community. "The joy is seeing the looks on the kids' faces," Fadlon added. "[Fairfax High] Coach Cox and Pierson said it best, it's about the kids and the community."

## Tree Trimming at The Groundlings:

After receiving a call from The Groundlings that the trees were blocking their security cameras, the BID responded right away and trimmed all the trees in front of both of their buildings.



During



After



*"I remember life pre-BID. And it is much better now. Before, we were on our own and if something bad happened, we just hoped it would go away. Now we have resources!"*

*~ Heather de Michele,  
Managing Director,  
The Groundlings*

## Crime Prevention Meeting

On Tuesday, April 4, 2017 the Melrose BID met with area merchants at the Melrose Umbrella Company to talk about the recent crime trends on Melrose Ave and issues tied to homelessness in the area. Senior Lead Officer Inga Wecker spoke to the attending merchants, addressing their concerns and providing some tips for faster response by the LAPD and "hardening their target."

Many merchants expressed the opinion that the types of crime they're seeing on Melrose Avenue are changing. The meeting afforded them an opportunity to receive direct feedback and advice from the LAPD, the BID and its Security Ambassador as to how best to handle particular problems. Need help? Contact the Melrose BID Security Ambassador at [MelroseBIDAmbassador@gmail.com](mailto:MelroseBIDAmbassador@gmail.com).



*SLO Wecker addresses merchants at Crime Prevention Mtg.*



*Smith and Duckworth meet with board members and realtors*

## Realtors Meeting

Also on April 4th, the BID held a special meeting for realtors at The Parlor to discuss Selling Melrose! Commercial real estate brokers who handle leasing and sales for properties on Melrose met with Executive Director Don Duckworth, consultant Mott Smith and Board members Daniel Farasat, Julian Chicha and Isack Fadlon to discuss the BID's services and focus; hear about the Melrose BID's Future Vision Strategic Action Plan; and, determine what the BID can do to assist in selling Melrose.

The meeting proved to be immensely valuable. The realtors were brought up to date with behind-the-scenes information about the BID's activities, and we, in return, learned more about tools they would like to have at their disposal when talking to potential clients. The BID's Marketing Director, Kim Sudhalter, will prepare materials specifically for the realtors, based on the input received. The brokers' essential message was: "The Melrose BID is making it easier to 'sell Melrose'! Keep doing what you're doing, and do it more!"



Rita Moreno <rita.moreno@lacity.org>

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## Quarterly Newsletter for Westchester Town Center BID

5 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Sat, Jul 8, 2017 at 7:46 PM

Attached is the 1st Quarterly 2017 Newsletter for our BID.

---

 **BID Newsletter 170617.pdf**  
1468K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Jul 11, 2017 at 10:59 AM

Hi Don,

I have this one on file as the 2nd quarter newsletter because it reads "Summer". Did you have a "Spring" edition?

On Sat, Jul 8, 2017 at 7:46 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
Attached is the 1st Quarterly 2017 Newsletter for our BID.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Jul 11, 2017 at 2:15 PM

Don't forget I also need the 1st quarter report.

Thanks.

[Quoted text hidden]

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Jul 11, 2017 at 2:56 PM

Yes. Tomorrow AM Elsie will bring it in.

[Quoted text hidden]

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Jul 11, 2017 at 2:58 PM

Okay

[Quoted text hidden]



# News

WESTCHESTER TOWN CENTER

## SUMMER

### IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at [laxspas.org](http://laxspas.org)



To contact the Office of L.A. City Councilman Mike Bonin, who represents the Westchester Town Center BID area, please call (310) 568-8772 or visit [11thdistrict.com](http://11thdistrict.com)



To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit

[westchesterstreetscape.org](http://westchesterstreetscape.org)

### YOU ARE INVITED ...

The public is invited to attend WTC BID Board meetings, which are normally held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

## Westchester Sunday Farmers' Market Continues to Pick Up Steam

From Fresh Fruit and Veggies to Prepared Food, the Market Held Every Sunday in the Historic Westchester Triangle is *The Place to Be*

Held every Sunday on 89th Street in the Westchester's Historic Downtown Triangle, Westchester Farmers' Market brings together over 50 of the region's best farmers, ranchers, specialty growers, food purveyors, and artisans each and every week.

Sponsored by Westchester Vitalization and Westchester Town Center's BID, the market helps support the community, with net

proceeds of the farmers' market's non-profit going back into the neighborhood to support local holiday events, youth and family organizations, beautification projects and more. Certified by the California Agriculture department, all growers are local to California and sell the products they grow. Additionally, the market's food purveyors are local and family-owned. Produce varies with the seasons as do the food purveyors rotating with the trends and availabilities, but enjoy the changes with the seasons from sweet corn, peaches and cherries in the summertime to winter's bounty with persimmons, squash and gorgeous root veggies to browsing the market's nursery during planting season for the very best in vibrant potted flowers and herbs.



The market also offers a range of kids' activities from the kids train, kids crafts, balloon art, and face painting. The market also works with its weekly exhibitors to engage kids in additional activities as it relates to their particular organization and with Westchester's local community garden doing specialized planting demos for kids, health and wellness exhibits, hands-on farm-to-table cooking classes and more.

"This is an incredible asset for our community, and I hope everyone makes a point of coming out to see how great this market is," said Don Duckworth, Executive Director of the Westchester Town Center BID.

Be sure to follow Westchester Farmers Market on Facebook or Instagram for weekly updates.

## What Is the Westchester Town Center BID?

The mission of the WTC BID is to: proactively enhance the vitality of the business district, its stakeholders, and the community by providing an inviting environment; streetscape landscaping and beautification; marketing and promotions; new business attraction; and policy advocacy.

It is a property based District formed by a vote of the commercial property owners that assess themselves for its costs of operation. Some 129 properties are included, and it is one of about 45 other business improvement districts in the City of Los Angeles. The WTC BID is managed by a non-profit corporation pursuant to its adopted Management District Plan and contract with the City. Its Board of Directors meets monthly and invites stakeholder participation.

## Westchester Town Center BID Board of Directors

**Karen Dial**  
Drollinger Properties  
President

**John Ruhlen**  
Ruhlen & Associates  
Secretary

**Miki Payne**  
Drollinger Properties  
Treasurer

**Jack Davis**  
Coldwell Banker  
Residential Brokerage

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Christopher H. Locke**  
HFH Ltd.

**Lara Saab**  
CBRE, Inc.

**Donald R. Duckworth**  
Executive Director



## CIM Expected to Open Complex Mid-2018, Spur New Activity

The success of “Silicon Beach” continues to spur demand for local housing, including in Westchester’s Central Business District. Construction is well underway by CIM Group on a new five-story residential complex on Sepulveda Eastway.

The project will feature 137 residential units, 213 below-grade parking spaces and nearly 15,000 square feet of open space.

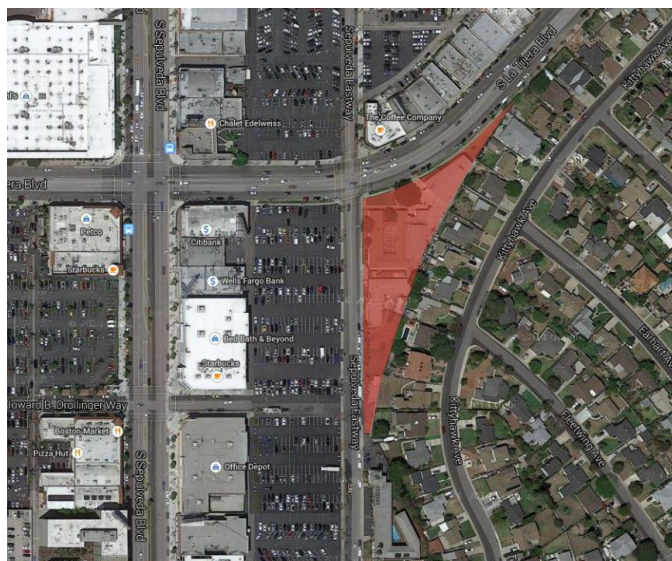
The proposed development is rising from a triangular site at the southeast corner of Sepulveda Eastway and La Tijera Boulevard. The approximately one-acre property, designated 8740 La Tijera Boulevard, will have a mix of studio, one-bedroom and two-bedroom

units priced at market rates ranging from about \$1,700 to \$2,400 per month.

The developer made a number of design revisions to address concerns of those in the adjacent single-family residential neighborhood behind the project. CIM redesigned balconies that could have faced into backyards to instead face into courtyards within the project. It also pushed the building itself as far away from the existing homes as possible and added a 10-foot wide strip of land behind the complex with cypress trees that would function as a landscape buffer.

“We think this is an important project. It’s well designed, and it will be a benefit to our business community,” said Donald Duckworth, executive director of the Westchester Town Center BID. “The addition of new residents to the area will enliven Westchester’s downtown, provide a 24-hour presence in the area and reinvigorate many of our shops and restaurants.”

Duckworth said the addition of new residents will spur pedestrian traffic and support a wide array of existing and future businesses in the area, including the Sunday Westchester Farmers Market held in the Westchester Triangle and the Drollinger Properties proposed bookstore on 89th Street.





Rita Moreno <rita.moreno@lacity.org>

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## Notice & Agenda for Westchester BID Board Meeting - Thursday July 20 @ 10 AM

4 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Mon, Jul 17, 2017 at 4:49 PM

Please see the attached. As always, let me know of any questions. Thank you.

---

 **WBIA BD MTNG AGENDA 170720.pdf**  
216K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Jul 18, 2017 at 9:42 AM

Hi Don,

I won't be able to make your meeting this Thursday, but plan to attend your annual meeting. Let me know the time so that I can put it in my calendar.

Thanks!

Rita

On Mon, Jul 17, 2017 at 4:49 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
Please see the attached. As always, let me know of any questions. Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Jul 18, 2017 at 10:05 AM

ok. It's not determined yet, but will be 8:30 or 9 AM.

[Quoted text hidden]

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**Rita Moreno** <rita.moreno@lacity.org>

To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Jul 18, 2017 at 10:27 AM

okie dokie

[Quoted text hidden]

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /  
WESTCHESTER TOWN CENTER BID  
BOARD OF DIRECTORS  
AGENDA**

**Thursday, July 20, 2017**

**Meeting Location: Conference Room  
8929 S. Sepulveda Boulevard #130  
Westchester, CA 90045**

1. CALL TO ORDER – Karen Dial, President 10:00 AM
2. PUBLIC COMMENTS This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.
3. APPROVAL OF MINUTES – April 20 and June 15, 2017.  
- There was no May meeting.
4. FINANCIAL REPORT – Through June 30, 2017.
5. BUSINESS ITEMS
  - A. Discussion / Report From Studio 111 re Possible Projects / Brainstorming for Visual Blight Reduction Streetscape Improvement LAWA Program  
- \$3.75 Million Pedestrian Improvements / Beautification Fund @ LAWA
  - B. Budget Update Report & 2017 Budget Projections  
- 2016 Final Revised Budget  
- 2017 Report & Projections
  - C. SWFM Update Report & 2017 Budget Projections  
- New funding support: Stephanie Younger Sponsorship Proposal & Drollinger Family Foundation Grant
  - D. Consideration of Parking Time Modifications for East Side of Sepulveda (No Parking After 2 AM)
  - E. Discussion / Approval of Agreement with Suzi Rhodes for Bookkeeping Services
6. REPORT FROM EXECUTIVE DIRECTOR
  - Status Report re 83<sup>rd</sup> to 84<sup>th</sup> Street Tree / Sidewalk Repair (WSIA Project)
  - Street Vending Opt-Out / Property Owner Approval Language: CD11
  - Other

7. BOARD MEMBER COMMENTS

**8. NEXT MEETING – August 17, 2017**  
**- Annual Meeting September 21, 2017 @ Truxton's**

9. ADJOURNMENT

12:00 PM



Rita Moreno <rita.moreno@lacity.org>

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## Westchester & Melrose Assessment Transfers

2 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Jul 20, 2017 at 4:53 AM

Please let me know when the invoices to the City are paid. I'm assuming that will occur next week or the week after.  
Thank you.

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Jul 25, 2017 at 5:27 PM

Hi Don,

Again, sorry for not getting back to you sooner. I'm working on two contracts and an RFP and hadn't been able to connect with our Accounting staff - they're very behind on our monthly reports.

Rita

On Thu, Jul 20, 2017 at 4:53 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Please let me know when the invoices to the City are paid. I'm assuming that will occur next week or the week after.  
Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

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## Map of Proposed Landscape Entry Zone (Westchester BID Amendment)

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Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>

Tue, Aug 1, 2017 at 12:12 PM

To: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

Thank you.

On Tue, Aug 1, 2017 at 9:32 AM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

Donald,

I forwarded your message to Dennis. He may want to weigh in.

Thanks.

Rita

On Thu, Jul 27, 2017 at 9:11 AM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

I wanted to send you this "status report" to our Westchester BID Landscape Entry Zone advocacy group so that you what we are doing.

Attached is our draft map (3 pages).

Also attached is a copy of the draft Property Database which includes a POSSIBLE assessment spread for the 43 parcels that would be included in the proposed new zone. The total budget needed to be generated is UNDETERMINED at this point; early estimates have ranged from \$30,000 to \$44,000. On the 2nd page of the DB is a model of how this new zone would function financially. The precise length of the zone is still being measured; I've used a figure of 6,901 linear ft for now. If only 4,764 linear ft can be assessed, then 2,137 linear ft of costs need to be raised from non-BID funds, which amounts to \$13,640. In the proposed Landscape Entry Zone documents we will propose that this funding be provided by the City as a "General Benefit" contribution.

I'd appreciate any comments or thoughts you might have as I'm preparing the MDP / ER.

Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

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## Community Meeting Notice for Sepulveda Landscape Entry Zone

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Wed, Aug 2, 2017 at 11:05 PM

Please see the attached letter inviting all of the Sepulveda Boulevard property owners that might be assessed for landscape maintenance costs to an open community meeting to discuss the project.

We're sending this to keep you informed only and not with the expectation that you will attend, though you are certainly welcome to do so.

We'll also discuss this project at upcoming meetings of WSIA and the WTC BID.

As always, let me know your thoughts.

---

 **WSIA Community Mtng Invite 170801 exe.pdf**  
1259K



## Streetscape Improvement Association

Beautify and improve local streetscapes, resulting in a better environment  
for both the commercial and residential areas of Westchester

August 1, 2017

Dear Fellow Westchester Property Owner

We are writing to tell you about the latest effort that the Westchester Streetscape Improvement Association (WSIA) is making to improve our community's streetscape aesthetics and safety along S. Sepulveda. We are also inviting you to an open community meeting of affected property owners on August 8, 2017 at 6:00 PM at the Presbyterian Church located at 6323 W. 80<sup>th</sup> Street. We will be able to answer any questions and present more details at this meeting. Please try to attend.

Over the past 15 to 20 years WSIA has carefully prepared and implemented a thoughtful plan for improving the horrendous street tree and broken sidewalk conditions infamously prevalent in this area. Much has been accomplished. Federal, State, and local grant funds have been applied to funding capital improvements of the streetscape. Most of the street has been beautified and made safe for pedestrian travel. Vigorous community use of the sidewalks and enjoyment of the wonderful landscaping has been pronounced.

Future capital improvement plans are in place. Yet unimproved sections of the streetscape from north of Manchester Avenue to "HHLA" (the new brand name of the former "Howard Hughes Center") and beyond are slated for work in the immediate future.

Because WSIA is a volunteer, community based, non-profit corporation with no on-going means of financial support it is now time for the organization to implement a long-term, sustainable maintenance strategy for this area. The City does not have resources to maintain this area and will not be able to provide reliable, long-term maintenance funding for it. Consequently, a locally self-sustaining funding program has been prepared for adoption. The plan is to incorporate the section of S. Sepulveda from north of Manchester Avenue to "HHLA" as an independent, autonomous zone of the Westchester Town Center Business Improvement District (WTC BID). If this plan is approved by the City of Los Angeles, non-residentially zoned properties in this area will be assessed for streetscape maintenance costs while WSIA continues to do what it can to manage and assist, thus providing cost savings.



Westchester Streetscape Improvement Association

8726 S. Sepulveda Blvd. Suite D, #1621 - Westchester, CA 90045 - Phone: (310) 225-7630 - Fax: (310) 645-9820  
info@WestchesterStreetscape.org - www.WestchesterStreetscape.org - EIN 90-0080493

We'd like to personally explain how this WSIA plan will affect your property. Please attend the above referenced public meeting. It will be as short and to the point as possible.

If you can't attend this community meeting, we will try to come visit you at a better time. When can you meet? Please call the undersigned at 310-417-9030 or email our project manager, Don Duckworth at [duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com).

Please join us in making Westchester a better community and improving local property values.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Ruhlen". The signature is fluid and cursive, with the first name "John" and last name "Ruhlen" clearly distinguishable.

John Ruhlen  
President  
Westchester Streetscape Improvement Association

C: Donald Duckworth, WTC BID



Rita Moreno <rita.moreno@lacity.org>

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## August Meeting & Annual Meeting in September

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Tue, Aug 8, 2017 at 11:03 AM

Good Morning All WTC BID Board Members...

Two things I wanted to share:

1 - This morning the LA Times had an informative article about the urban transformation taking place in Culver City and more generally on the entire Westside. I think it points to aspects at least of our Westchester future as well. Here it is: <http://www.latimes.com/business/la-fi-ivy-station-low-20170808-story.html>

2 - I have overlooked a scheduling conflict that suggests that the WBIA Board not have an August 17 meeting; I'll be in the Aleutian Islands from the 17th to the 26th of August. (Silver Salmon season.) Our Annual Meeting (please "save the date") is September 21 at 8 AM to 10 AM. Miki suggested we make that our next meeting. Unless we hear differently from the Board, I'll plan on that. Let me know your thoughts.

Thank you.



Rita Moreno <rita.moreno@lacity.org>

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## Invitation to Westchester Town Center BID Annual Meeting - September 21, 2017 @ 8 AM

2 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Wed, Aug 16, 2017 at 2:45 PM

Please plan on attending the Westchester Town Center BID Annual Meeting on September 21, 2017 @ 8 AM @ Truxton's American Bistro. We'd like you to hear about the BID's plans for pedestrian and aesthetic improvements. LAPD Pacific Division Commanding Officer Dominic Choi and some of his staff will also be on hand to brief us on public safety issues and activities in Westchester. You'll also learn about the BID's proposed expansion along Sepulveda to Howard Hughes Center (now branded "HHLA") and to the Lincoln Village area at Manchester and Lincoln.

Please RSVP by responding to this email.

Attached is our event flyer.

---

 **Annual Meeting Invite 17 Fancy 170816.pdf**  
591K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Wed, Aug 16, 2017 at 3:47 PM

It's on my calendar.

[Quoted text hidden]

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





# Westchester Town Center

# 2017 Annual Meeting

## Are You In?

YOU ARE INVITED TO ATTEND  
OUR ANNUAL BID MEETING

**THURSDAY,  
SEPTEMBER 21**

**8-10 AM**

TRUXTON'S AMERICAN BISTRO  
8611 TRUXTON AVENUE  
IN WESTCHESTER  
*(continental breakfast will be served)*

Learn about public safety issues in the District from LAPD, envision and participate in planning future pedestrian and aesthetic improvements for the BID area, and hear about plans to expand the BID area along Sepulveda to Howard Hughes Parkway and to the Lincoln Village Area (Manchester & Lincoln).

RSVP TO:

DUCKWORTH.DONALD@GMAIL.COM

or

310.417.9030





Rita Moreno <rita.moreno@lacity.org>

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## California State Tax Policy

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Tue, Oct 3, 2017 at 10:17 AM

George Skelton writes a column for the LA Times about California politics and government. Yesterday's column is linked below; I think it's a worthwhile read about California's problematic tax structure, a possible opportunity to improve it, and State Senator Bob Hertzberg's interests in seizing that opportunity.

Hertzberg has attempted to champion a non-partisan approach to State tax reform for a number of years. He once organized a group that, as I recall, advocated a balanced taxing policy in which 1/3 of State revenue was raised by each of the major sources: property tax, sales tax, and income tax. Rational as that might be he's struggled to gain traction with the idea. You'll get an appreciation for the the vested interests against rational change in his column.

<http://www.latimes.com/politics/la-pol-sac-skelton-trump-tax-plan-20171002-story.html>



Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

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## Re: Melrose BID Database

1 message

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**Donald Duckworth** <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>

Sun, Oct 15, 2017 at 12:29 AM

To: Mario Montez <[mario.montez@lacity.org](mailto:mario.montez@lacity.org)>

Cc: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

Good Morning Mario...

I was finishing my draft submittal for Melrose BID renewal this weekend and it came to my attention that after we agreed on the Property DB, the BID was divided into a new (3rd) zone. The numbers are all the same (except see my note in the next paragraph), but I wanted you to not be surprised when my draft hit the City Clerk Office for review. So this is an "FYI" email.

That said, I've got 2 "rounding errors" I'm not sure how to fix. The Melrose FF total in my DB is 10,969 and "the City" has 10,969. Also Total FF in my DB is 23,704 and "the City" has 23,703. How do I fix those?

Attached is a copy of the DB before any Benefit Unit Adjustments as specified in the MDP/ER.

Thank you.

On Mon, Aug 14, 2017 at 11:30 AM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Done

On Mon, Aug 14, 2017 at 10:57 AM, Mario Montez <[mario.montez@lacity.org](mailto:mario.montez@lacity.org)> wrote:

Don,

The lot size for 5525-011-012 should be 5,924. Also, there is a lot size correction for 5526-017-026 - the lot size should be 9,900 *not* 1,018. Please make the correction on your copy of the spreadsheet.

Thanks  
Mario

On Mon, Aug 14, 2017 at 10:40 AM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Good Morning Mario...

Thank you. We will make the changes you provided.

Your spreadsheet did not include lot size for 5525-011-012.

Also, re LAUSD: I can't exactly remember why we adjusted the parcel data but I have a call into Eugene to see if we can remember together. These parcels do have special language in the MDP & ER that notes that the BID is only providing services to the Melrose frontage, not the other street frontages. I'll get back to you as soon as I talk to Eugene.

On Fri, Aug 11, 2017 at 11:35 AM, Mario Montez <[mario.montez@lacity.org](mailto:mario.montez@lacity.org)> wrote:

Donald,

I finished reviewing the Melrose BID data. Attached is the database that you sent to Dennis. Data discrepancies are shaded in yellow. Regarding the two LAUSD properties, I noticed that for lot size and building area, the data values you submitted are 62% of the actual values? Also, regarding the frontages for the two LAUSD properties, the values you submitted fronting Melrose Ave do match the actual frontage from the assessor maps, but the frontages on the side streets are much less than the actual frontages from the assessor maps?

Thanks  
Mario



**Melrose BID Area Property Information 171014\_3Z Full DB No BU Adj.xls**  
215K



Rita Moreno <rita.moreno@lacity.org>

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## WBIA / Westchester Town Center BID Board Meeting - Thursday October 19 @ 10 AM

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Mon, Oct 16, 2017 at 6:19 PM

Please see the attached. Let me know of any questions. Thank you.

---

 **WBIA BD MTNG AGENDA 171019.pdf**  
214K

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /  
WESTCHESTER TOWN CENTER BID  
BOARD OF DIRECTORS  
AGENDA**

**Thursday, October 19, 2017**

**Meeting Location: Conference Room  
8929 S. Sepulveda Boulevard #130  
Westchester, CA 90045**

1. CALL TO ORDER – Karen Dial, President 10:00 AM
  
2. PUBLIC COMMENTS This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board’s policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual’s speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.
  
3. APPROVAL OF MINUTES – Defer to next meeting.
  
4. FINANCIAL REPORT – Through September 30, 2017.  
- 2017 Budget Expenditure Report & Year End Projections
  
5. BUSINESS ITEMS
  - A. Discussion / Approval of Annual Planning Report As Required by City Agreement for BID Administration
  
  - B. Discussion / Approval re Extension of Studio 111 Agreement for Visual Blight Reduction Streetscape Improvements (LAWA Program) to Include 3 Additional Meetings and Documentation Preparation  
- \$3.75 Million Pedestrian Improvements / Beautification Fund @ LAWA
  
  - C. Status Report on Landscape Entry Zone BID Area Amendment
  
  - D. Status Report on Lincoln Village Zone BID Amendment
  
6. REPORT FROM EXECUTIVE DIRECTOR  
- Status Report re Street / Sidewalk Vending Legalization
  
7. BOARD MEMBER COMMENTS
  
8. NEXT MEETING –
  
9. ADJOURNMENT 12:00 PM



Rita Moreno <rita.moreno@lacity.org>

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## Annual Planning Reports - Westchester & Melrose

3 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Mon, Oct 16, 2017 at 5:14 PM

Was the City going to provide assessment revenue estimates for each of the BIDs for inclusion in the Annual Planning Reports? If so, please send me those figures.

Thank you.

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Oct 17, 2017 at 10:59 AM

Yes, the amounts have been inputted into the report templates. For Melrose: \$483,347.98 and for Westchester: \$320,239.11.

On Mon, Oct 16, 2017 at 5:14 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Was the City going to provide assessment revenue estimates for each of the BIDs for inclusion in the Annual Planning Reports? If so, please send me those figures.

Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Oct 17, 2017 at 3:52 PM

Thank you. (I didn't find the template. Maybe because I didn't go deep enough. I'll find out tonight.)

[Quoted text hidden]



Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

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## Melrose BID Renewal Docs

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**Rita Moreno** <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
To: Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>  
Cc: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Wed, Oct 25, 2017 at 9:06 AM

Hi Don,

We recently moved from the 2nd floor to the 3rd floor and are having taller partitions installed this morning. I have one other MDP that I'm reviewing, but I should be done some time tomorrow and start on yours.

Thank you.

Rita

On Tue, Oct 24, 2017 at 11:35 PM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Here are the digital docs, Rita. Let me know how I can assist in any way. I've also copied Eugene since he was the previous Melrose BID Analyst and might be of assistance to us.

It would be of assistance if you could tell me when to be ready for your response.

Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



**Management District Plan**  
**FOR THE**  
**Renewal**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to Renew a  
Management District in the Melrose area, a community within the  
City of Los Angeles  
by the  
Melrose Property Owners Association  
and  
Duckworth Consulting, Its Consultants*

**“Melrose”  
Property Business Improvement District  
Management District Plan**

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**Appendix 1: District Parcel List**

**Appendix 2: Proposition 218 Engineer’s Report**

## **I. OVERVIEW OF THE MELROSE PROPERTY BUSINESS IMPROVEMENT DISTRICT**

**Introduction:** A growing coalition of property and business owners, and members of the community, are proposing renewal of the Melrose Property Business Improvement District (hereinafter “District”) pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter the “State Law”). The proposed BID would be a renewal of the District formed and effective beginning January 1, 2013, which is expiring on December 31, 2018. This document is the Management District Plan required by Section 36622 of the State Law. It proposes improvements and activities that will revitalize and enhance the area and convey special benefits to properties located within the boundaries of the Melrose District.

**Name:** “Melrose Property Business Improvement District.”

**Location:** The proposed District is a well known commercial area in the City of Los Angeles, located south of Hollywood and centered along Melrose Avenue between Highland Avenue on the east and Fairfax Avenue on the west. It is a commercial strip that abuts a residential neighborhood and is generally one parcel deep to both the north and the south. It includes Fairfax High School and Melrose Elementary School. Refer to the boundary description and map in the “Boundaries / Maps” section of this document for a more complete description of the District’s boundaries.

**Services:** The proposed District will fund improvements and activities authorized under the State Law. Specifically, the District will provide improvements and activities in the following program areas: (i) security / ambassador services; (ii) landscaping, sanitation and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers’ market; (v) new business attraction; and, (vi) policy development, district management, and administration. The District will also provide for organizational overhead expenses, including general operating costs for office supplies, printing, insurance, accounting, and other such needs, and a reserve for uncollected assessments that will be incurred by the District. These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District Services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for Services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, uncollected assessment reserve and other overhead costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’

market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, uncollected assessment reserve, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.
- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District Services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for Services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other overhead costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in the Engineer's Report for the

District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The purpose of the proposed District is to provide improvements and activities as described in this Management District Plan to specially and individually benefit parcels in the District by: improving the safety and comfort of each individually assessed parcel within the District; improving the cleanliness and beauty of each individual assessed parcel within the District; increasing building occupancy and lease rates by attracting customers and visitors; encouraging new business development; and, attracting ancillary businesses and services for parcels within the District. No improvements or activities will be provided outside District boundaries.

See the “Service Plan / Budget” section of this document for a more specific description of the improvements and activities planned for the District.

**Method of Financing:** The improvements and activities will be funded through a benefit assessment against real property in the District. The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements and activities provided by the District. In the first year of District operations, each assessed parcel in Zone 1 of the District will be assessed \$0.1591 per square foot of lot size, \$0.2075 per square foot of improvement size, and \$9.7859 per linear foot of street frontage. Also, each assessed parcel in Zone 2 of the District will be assessed \$0.0122 per square foot of lot size, \$0.0584 per square foot of improvement size, and \$5.7654 per linear foot of street frontage. Zone 2 parcels are zoned “PF” and used as public schools and by their nature are extraordinarily large relative to other District parcels. Therefore, such parcels will be assessed for linear street frontage on Melrose or other street frontage that is directly across from street frontage that is in the District and no other frontage. Also each assessed parcel in Zone 3 of the District will be assessed \$0.1766 per square foot of lot size, \$0.2396 per square foot of improvement size, and \$10.2034 per linear foot of street frontage. Parcel assessments are described in greater detail in Section IV of this Management District Plan.

The Engineer’s Report for the District has found that the general benefits (i.e. benefits to the general public or surrounding parcels) of the proposed improvements and activities could represent as much as six percent (6%) of the total benefits generated by the improvements activities and services. Accordingly, six percent (6%) of the total District budget will be funded annually by non-assessment revenues.

Assessments for the Fiscal Year beginning January 1, 2019 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2028 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The Los Angeles City Clerk’s Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

District assessments may be adjusted annually as approved by the Owner's Association to reflect inflation at a rate not to exceed five percent (5%) and submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Streets and Highways Code Section 36650.

During the ten-year term of the District, it is likely that the improvements on some parcels in the District will change. The assessment against each parcel for any year will be based on the improvements actually present on the parcel as of the beginning of that year. Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment "increase" requiring the conduct of a new Proposition 218 ballot proceeding.

See the "Assessment Formula" section of this document for additional details.

**Budget:** The proposed District budget is included in the "Service Plan" section of this document.

**Bonds:** The District will not issue bonds.

**City Services:** The base line services of the City of Los Angeles are not affected by the District's improvements and activities, which are only supplemental in nature to those services. The Melrose BID is being established to provide enhanced or otherwise unavailable improvements and activities to assessed parcels within the boundaries of the District.

**Duration:** As required by State Law, the District will have a set term. The District's term will be January 1, 2019 through December 31, 2028. At the end of this period, the District may be renewed as permitted by law.

## **II. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES**

The Melrose Business Improvement District is centered along Melrose Avenue. The boundaries of the District are shown on the map that follows this Section of this Plan. A list of the Los Angeles County Assessor's Parcel Numbers and addresses of each included parcel is provided in Appendix 1 of this document. Additional information regarding these boundaries, and a database of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The District includes all non-solely residentially zoned parcels that lie between N. Fairfax Avenue and N. Highland Avenue and encompasses a unique area historically well known simply as "Melrose," which is a relatively compact area that attracts pedestrians and features commercial uses that tend to function in a complimentary economic manner. Customers and employees of Melrose tend to drive to the area, park once, and then walk to their commercial destinations or partake in the activities along Melrose Avenue and its commercial side streets. The north and south boundaries of the District run along the alleys immediately behind the rows of commercial lots except for two places where the boundaries jog north or south to include the entirety of school parcels that front on Melrose Avenue. On the other side of these alleys lie residential neighborhoods except at the three locations where Melrose Avenue is bisected by regional traffic collector streets that function as regional, auto oriented commercial corridors: N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue. The District's improvements and activities are not designed for these residential neighborhoods and no improvements or activities will be provided in these residential neighborhoods. N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue are commercially developed, as is Melrose Avenue to the East and West of the District. However, these commercial strips are part of the Fairfax, West Hollywood, Hollywood or Hancock Park commercial corridors, rather than part of Melrose. These commercial corridors also generally consist of larger businesses, serving a regional market that are often more auto oriented than the more pedestrian-oriented Melrose businesses. No improvements or activities will be provided by the District to parcels that don't front on Melrose that are on these commercial collector streets.

As a supplement to the referenced District map, the boundaries of the proposed District are described below.

### **Northern Boundary:**

- The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the

east and then continues east along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the complimentary functioning non-residential parcels that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential parcels are presumed by State Law to not benefit from District improvements, activities, or services. The area to the north of the alley is residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct business corridor). The commercially zoned parcels that front on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial collector streets and would not benefit from the improvements, activities, or services provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace demographic orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services. No improvements, activities, or services will be provided outside of the District’s boundaries.

#### **Eastern Boundary:**

- The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the

public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace demographic orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements, activities, or services. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and that would not benefit from the improvements, activities, or services provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace demographic. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements, services, and activities provided by the District or are commercial parcels that are oriented to providing services to the surrounding residential neighborhood and are also excluded from the District because they would not benefit from the improvements, activities, or services provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace demographic orientation. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services of the District. No improvements, activities, or services will be provided outside of the District’s boundaries.

### **Southern Boundary**

- The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace demographic orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from District improvements, activities, or services. Also excluded from the District were commercially zoned parcels that front on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business

corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements, activities, or services provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services. No improvements, activities, or services will be provided outside of the District's boundaries.

### **Western Boundary:**

- The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace demographic. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the services provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not benefit from District improvements, activities, or services are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements, activities, or services provided for the shopping / office district fronting on Melrose Avenue that is known to attract pedestrians. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements, services, and activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace demographic. All assessed parcels located within the District will specially and individually benefit from its improvements, activities, and services of the District. No improvements, activities, or services will be provided outside of the District's boundaries.

***Insert Map of District Boundaries***

### **III. PROPOSED DISTRICT SERVICE PLAN / BUDGET 2019 - 2028**

District budget cost estimates have been established based upon the following factors: (i) historical costs of similar improvements and activities provided in other business improvement district organizations and municipal agencies in the Greater Los Angeles area; (ii) estimates of anticipated marketplace costs for needed goods and services; and, (iii) analysis of the improvements and activities, the optional frequencies with which they might be provided, and the impact of District geography upon them as required to efficiently and effectively achieve the desired results of District formation.

The District will provide the following improvements and activities as consistent with the provisions of the State Law: (i) ambassador / security services; (ii) landscaping, sanitation, and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers' market; (v) new business attraction; and, (vi) policy development, district management, and administration. In addition, overhead resources to support those direct improvements and activities will be provided through office, insurance, accounting, uncollected assessment reserve, and other costs line items. These services are described in greater detail below.

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, funds from its cash flow reserves may be expended to close the gap. The cash flow reserve is maintained to accommodate the timing lag, if any, between the time that the District incurs costs and the time that it receives funds. The District may also carryover uncompleted projects or unexpended assessment revenues from prior fiscal years. Such carryover funds may be re-budgeted for any District improvements and activities as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles. Accumulated interest or delinquent assessment payments may also be expended as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles.

The Owners' Association will have the responsibility to enter contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District. The Owner's Association will have the discretion to make adjustments of up to 10% to the budget categories established in this Management District Plan to accommodate market cost fluctuations for goods and services purchased by the District or the needs of the District, as submitted in its Annual Planning Report to the City and in accordance with State Law (section 36650 of the Streets and Highways Code).

District Dissolution. In the event that the Melrose District ends either because it is not renewed in 2028 or as a result of the disestablishment process, then funds may be set aside from the District in its final year of operation to remove landscaping, equipment, street furniture, trash receptacles, and other District improvements and property for which a future caretaker would not exist. The purpose of this provision is to avoid the creation of future damage and maintenance liabilities in the public right of way. All remaining

funds shall be returned to the existing parcel owners as provided in State Law and the City's contract with the Owner's Association.

All of the improvements and activities described below are provided only within the boundaries of the District and provide a special benefit to each individually assessed parcel located within the proposed District. No improvements or activities will be provided outside District boundaries. "Special benefit" is defined in "Finding 2" of the attached Engineer's Report.

The following are the key expenditure categories or program areas of the District service plan / budget:

A. AMBASSADOR / SECURITY SERVICES: \$150,024 / 26.2% of total for 2019

The purpose of the Ambassador / Security Services Program, which is described below, is to provide a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels. Ambassadors / security officers will create the appearance of safety and/or parking availability for each individually assessed parcel, which will enhance the comfort level of customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is higher than would exist with only baseline City services.

Ambassadors / security officers may operate via foot patrols, bicycle, or vehicle, as deemed appropriate by the Owner's Association. These personnel provide directions or assistance; serve as a liaison to the City's police, City Attorney, and other services; coordinate the provision of homeless services; warn and advise trespassers; and, respond to visitor inquiries. Ambassadors will be deployed at such times and in such a manner as the District deems most effective and efficient to achieve their purpose. This practice will allow for cost savings when service needs are diminished or not present. For the purpose of establishing a budget estimate, eight (8) hours per day, seven (7) days per week of a single unarmed contract ambassador / security officer has been projected.

The Melrose business improvement district may contract for the provision of parking management services or the coordination of such services in order to achieve Ambassador / Security Program purposes.

The Melrose business improvement district may also contract for the provision of services or the coordination of services for the homeless in order to achieve Ambassador / Security Program purposes. The District could contract with a greater Los Angeles area non-profit organization such as People Assisting the Homeless (PATH) or Venice 4 Square Church Homeless Task Force or another

equivalent organization to achieve this goal. For the purpose of establishing a budget estimate, a \$12,000 annual contract for such services has been projected.

Ambassador / Security Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided for each such assessed parcel. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue).

**B. LANDSCAPING, SANITATION, AND BEAUTIFICATION: \$135,360 / 23.6% of total for 2019**

The purpose of the Landscaping, Sanitation, and Beautification Services Program, which is described below, is to clean the sidewalks and public rights of way, and to provide public landscaping adjacent to each individually assessed parcel to create a highly attractive appearance for each such assessed parcel. Clean, well-serviced, and attractive parcels draw customers, employees, visitors, owners, and tenants and enhance the quality of their shopping and business experience in the District thereby contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is greater than would exist with only baseline City services.

These services may be provided by either staff working for the District or by contractor(s) to the District, or a combination of both. These activities may include, but are not necessarily limited to, the following: street sweeping; sidewalk sweeping; public alley sweeping; sidewalk pressure washing; graffiti removal; sticker removal; street litter pick-up; planting of new or replacement trees; and, irrigation and operation of landscaping, trees, public art, signage, lighting, and other improvements that may be installed by the District, the City, or other entities. For the purpose of establishing budget estimates, historical cost experience in providing such services in other business improvement districts in the greater Los Angeles area have been projected.

Monies may be set aside in any year to pay for special capital improvements (e.g. street tree lights, street furniture, one-time streetscape repair, holiday decorations, or other similar improvements). These improvements will specially and individually benefit only the assessment paying parcels in the District by improving the area in a manner that attracts business and customers. These are improvements or activities not otherwise provided by the City of Los Angeles.

The District Owner's Association will endeavor to obtain available public or private funding to leverage (or magnify) its assessment revenues for the installation of streetscape, landscape, sanitation, beautification, or other improvements and activities within the District. The District may provide funding for urban design, planning, economics, grant preparation, or other support services, or grant matching funds to accomplish such ends.

Landscaping, Sanitation, and Beautification Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided at or contiguous to each such assessed parcel and / or in the parking areas serving parcels. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue).

**C. MARKETING AND PROMOTIONS: \$115,056 / 20.1% of total for 2019**

The purpose of the Marketing and Promotions Program, which is described below, is to create and disseminate information and awareness about Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Marketing, promotions, and public relations initiatives will promote the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits all assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Marketing and Promotions Services might include, but are not limited to, the following: street banners; holiday decorations; a website; social media out-reach; a property owner newsletter; special printing, graphics or advertising; public relations activities; special events or activities; placement of promotional materials in various media; creation and operation of "shop local" incentive programs; etc. The District may use any available effective media for these initiatives.

Marketing and Promotions Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not market or promote activities and opportunities that take place outside of the District's boundaries. Marketing & Promotions Program services will not benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined.

**D. PUBLIC PLAZA OR FARMERS' MARKET: \$1,410 / 0.2% of total for 2019**

The purpose of the Public Plaza or Farmers Market Program, which is described below, is to promote the siting, construction, and operation of a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. A temporary or permanent public plaza would create a venue for special events and / or activities that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants,

and investors. Similarly, a farmers' market would attract local residents and visitors to a new venue that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Both a temporary or permanent public plaza and a farmers' market were identified in the District's "Melrose Future Vision Strategic Action Plan" by surveyed individuals as efforts that would likely revitalize the District by promoting the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits all assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Temporary or permanent public plaza or farmers' market activities might include, but are not limited to, the following: promoting People Street, MTA, or other grant funded improvements; promoting corporate or foundation funding of a plaza or farmers' market; conducting special events; co-sponsoring special events with the Neighborhood Council, Fairfax High School, Melrose Elementary School, the Melrose Trading Post, or other entities; conducting a Melrose Farmers' Market; etc.

Temporary or permanent public plaza or farmers' market activities will specially and individually benefit each assessed parcel in the Zone 1 of the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not promote a temporary or permanent public plaza or farmers' market that takes place outside of the District's boundaries. These services will not benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. Also, temporary or permanent public plazas or a farmers' market will not benefit residential use or church or synagogue use parcels. Zone 3 parcels because those improvements and activities are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore benefit from Zone 3.

**E. NEW BUSINESS ATTRACTION: \$1,410 / 0.2% of total for 2019**

The purpose of the New Business Attraction Program, which is described below, is to develop, present, distribute, and advocate location and development opportunities on assessed District parcels in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual parcel in the District by contributing to an improved business climate and economic vitality. Research has shown that new business tenants and commercial growth tend to increase the business volumes, sales, and property values of other immediately adjacent existing businesses and properties. These services are not available within the City's baseline level of services.

These services may be provided by either staff working for the District or by contractor (s) to the District, or a combination of both. The services may include, but are not necessarily limited to, the following: preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interested as approved by the Owner's Association.

New Business Attraction Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner, by promoting the expansion of existing tenants of such parcels, attracting new tenants to such parcels, or attracting new growth, thereby helping to maintain a high occupancy rate in the District. New Business Attraction Program services have no affect on Zone 2 "PF" zoned parcels, do not benefit them, and they will not be assessed for them, because of the nature of their public schools use. Also, Similarly, New Business Attraction services will not affect residential use parcels or non-profit use parcels or church / synagogue use parcels. Therefore, such parcels will not be assessed for New Business Attraction services nor the administrative overhead required to support them. The District will not provide any New Business Attraction services to parcels outside the District.

**F. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, AND  
ADMINISTRATION: \$118,440 / 20.7% of total for 2019**

The purpose of the Policy Development, Management, and Administration Program is to create a well managed District that optimizes the use of the assessment funds through effective vendor selection and contract management, excellent communications with stakeholders, effective advocacy on behalf of parcel interests, effective board and committee coordination, and sound fiscal management. As a result the District's direct services provided to and for the benefit of each parcel will be efficient, effective, and successful and the Policy Development, District Management, and Administration Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. These services are not available within the City's baseline level of services.

This budget category collects District costs for implementing the other identified direct services provided to District property and business owners. In addition to managing and administering all affairs of the Owner's Association related to the Melrose BID and complying with all contractual obligations to the City for District operations, this program serves as a "voice" of the parcel owner community to the media and governmental policy makers. Development of policies that seek to promote Melrose business, and effective and efficient District management / administration are the products of these services. Such efforts may produce changes that enhance business at a number of levels: within the business improvement district organization; within other community based organizations;

at City Hall and its various departments; or at other levels of government.

The District will seek grant funding and non-assessment financial support through these services. It will also seek “co-partnerships” with governmental, non-profit, and private sector organizations through these services

The District will be managed / administered by an Owner’s Association that may hire a professional manager who may utilize administrative and technical support as needed that would be provided by this budget item. Positions that may be hired by the District may include, but are not limited to, the following: an executive director, clerical assistance, or field maintenance assistance. These positions may be either District employees or contract service providers as determined to be the best interests of the District by the Owner’s Association.

Policy Development, District Management, and Administration services will specially and individually benefit each assessment-paying parcel located within the District. No improvements, activities, or services will be provided outside of the District’s boundaries.

**G. OFFICE, INSURANCE, ACCOUNTING, AND OTHER: \$54,396 / 8.9% of total for 2019**

The purpose of the Office, Insurance, Accounting, and Other budget item is to fund the various administrative costs associated with providing the District’s services to each assessed parcel. As a result the District’s direct services provided to and for the benefit of each assessed parcel will be efficient, effective, and successful and the Office, Insurance, Accounting, Uncollected Assessment Reserve, and Other Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. These services and administrative needs are not available within the City’s baseline level of services.

District office supply, material, insurance, accounting, bookkeeping service, rental, telephone, meeting expense, database, computer, furnishing, equipment, uncollected assessment reserve, and other necessary expenses are included in this budget category. These items serve to implement all other District improvements and activities.

The purpose of the Uncollected Assessment Reserve is to provide an accounting cushion for the revenue shortfall that might be created in any particular year for assessments that are not paid timely through the City or County of Los Angeles. This is a temporary reserve that has been established to offset such temporary revenue shortfalls. Use of these funds is incurred only when associated with the provision of improvements and activities that specially and individually benefit each assessed parcel in the District in a particular and distinct manner. No improvements or activities will be provided outside of the District’s boundaries.

Office, Insurance, Accounting, and Other expenses are incurred only when associated with the provision of improvements and activities that specially and individually benefit each assessed parcel in the District in a particular and distinct manner. No improvements or activities will be provided outside of the District's boundaries.

***INSERT BUDGET SERVICE PLAN***

*19*











#### **IV. PROPOSED MANAGEMENT DISTRICT ASSESSMENT FORMULA**

Revenues to fund District Service Plan costs will be generated by an annual special assessment against each specially benefitting parcel in the District; and, an annual non-special assessment contribution to cover the costs associated with any general benefit from services. The amount of the special assessment against each assessed parcel reflects the relative special benefit that parcel will derive from District services.

Three (3) levels of benefit will be provided within the District as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District Services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for Services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers' market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, uncollected assessment reserve and other overhead costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 1 will be \$0.01591 per square foot of lot size; \$0.2075 per square foot of improvement size; and, \$9.7859 per linear foot of street frontage that is directly across from other frontage included within the District.
- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, uncollected assessment reserve, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, which translates into a lower demand for services than Zone 1 or Zone

3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 2 will be \$0.0122 per square foot of lot size; \$0.0584 per square foot of improvement size; and, \$5.7654 per linear foot of street frontage that is directly across from other frontage included within the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District Services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for Services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other overhead costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 3 will be \$0.01766 per square foot of lot size; \$0.2329 per square foot of improvement size; and, \$10.2034 per linear foot of street frontage that is directly across from other frontage included within the District.

Assessment rates may be adjusted annually by the Owner's Association according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year. Any such CPU adjustment shall be submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Streets and Highways Code Section 36650.

The Los Angeles City Clerk's Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

These assessment rates were designed so that one-third (33.33%) of the total assessment will be based on lot size, one-third (33.33%) will be based on improvement size, and one-third (33.33%) based on street frontage. These three factors, taken together, better reflect the benefits derived by different types of land uses and parcels than would any single factor. Refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document, for greater elaboration regarding the District assessment formula.

District services for Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration not solely directed to supporting administering Ambassador / Security and Landscaping, Sanitation, and Beautification services are intended to increase commerce and foot traffic in the District. Public schools, by their nature, do not benefit from these services as do other uses. Therefore, parcels zoned "PF" and used as public schools by the Los Angeles Unified School District (LAUSD) require special analysis in order to avoid overstating the benefits they receive and will not be assessed for these services from which they do not benefit. Moreover, services to these "PF" zoned parcels will only be provided along the linear street frontage of Melrose Avenue and other streets located in the District only for the length of street frontage that is directly across from other street frontage that is in the District. LAUSD parcels will benefit from the direct delivery of Ambassador / Security, and Landscaping, Sanitation, and Beautification services along Melrose Avenue other street frontage that is directly across from street frontage that is in the District. The adjusted assessment also recognizes that school parcels by their nature are disproportionately large as compared to other parcels located within the District.

A list of the parcels to be included in the District is provided in Appendix 1 of this document. The Engineer's Report provides a full database including the proposed 2019 assessments for each parcel included within the District.

For a more complete description of the methodology used to determine these rates, refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document.

During the ten-year effective term of the District, it is likely that some of the improvements on some parcels within the District will change, will be developed with additional commercial improvements, or will see the demolition of existing improvements. The assessment against each parcel for any year will be based on the improvements actually present on the parcel at of the beginning of that year. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in the Engineer's Report (see Step 5 on Page ER-13). Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment "increase" requiring the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the

assessment formula itself is changed.

**V. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE**

The base line services of the City of Los Angeles are not affected by the District's improvements and activities, which are only supplemental in nature to those services. The Melrose business improvement district is being formed to provide enhanced or otherwise unavailable improvements and activities for each individual assessed parcel located within the boundaries of the District.

## **VI. PUBLICLY OWNED PARCELS**

The State Law requires that all publicly owned parcels within the District be assessed as any other similarly situated private parcel unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2014 are shown below:

### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|          | <b>APN #</b> | <b>Description</b>        | <b>Owner</b> | <b>PBID<br/>Assessment</b> | <b>% of<br/>Total</b> |
|----------|--------------|---------------------------|--------------|----------------------------|-----------------------|
| <b>1</b> | 5525-010-900 | Melrose Elementary School | LAUSD        | \$6,283.22                 | 1.10%                 |
| <b>2</b> | 5527-021-900 | Fairfax High School       | LAUSD        | \$38,513.77                | 6.72%                 |
|          |              | Total LAUSD               |              | \$44,797.00                | 7.82%                 |

See the Engineer's Report for additional information about the publically owned parcels.

## **VII. PROPOSED IMPLEMENTATION TIMETABLE**

The following timetable is proposed for the Melrose business improvement district formation:

| <b><u>DATE</u></b> | <b><u>ACTIVITY</u></b>  |
|--------------------|---|
| October 2017       | 1 <sup>st</sup> draft Management District Plan / Engineer's Report.   |
| October 2017       | Approval of Management District Plan / Engineer's Report by City Clerk's Office.  |
| December 2017      | Petitions circulated to all property owners.  |
| February 2018      | Signed petitions submitted to City Clerk's Office & City Council.   |
| April 2018         | City Council adoption of Ordinance of Intention to Form BID.  |
| May 2018           | Proposition 218 ballot election.  |
| June 2018          | Final City Council hearing and ballot counting.   |
| August 2018        | Melrose BID assessments filed with L. A. County.  |
| October 2018       | Approval of new City Contract for BID administration. City Clerk initiates PBID assessment collection process for initial year. |
| January 2019       | Melrose BID begins operations.  |

As provided by State Law, the new Melrose business improvement district will have a set term. The District's term will be January 1, 2019 through December 31, 2028. At the end of that period, the District may be renewed as permitted by State Law. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to property owners as required by State Law following the removal of all District improvements and property from the public right of way as described Service Plan Budget section of this Management District Plan.

## **VIII. DISTRICT GOVERNANCE**

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

### **A. Owner's Association**

The City will enter into a contract with a private, non-profit entity designated as an "owner's association" to administer and implement improvements, activities, and services described in the Management District Plan. The owner's association may be an existing or newly formed nonprofit entity. The owner's association will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the owner's association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owner's Association will prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The Owner's Association may consider appeals of parcel assessments for appropriate adjustment.

### **B. Professional Staff**

The Board of Directors of the owner's association will employ an Executive Director whose duty it is to implement all of the improvements, services, and activities; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

### **C. Staff Neutrality**

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may not be clearly determined by the Board. In such circumstances, staff should refer such choices to the Board of Directors for decision.

**Appendix 1:**  
**District Parcel List**

**Appendix 2:**  
**Proposition 218 Engineer's Report**

**Engineer's Report**  
**FOR THE**  
**FORMATION**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to adopt a Management District in the Melrose area, a community within the  
City of Los Angeles*

*By*  
*Merit Civil Engineering, Inc.*  
*Robert Merrell, P.E. (R.C.E. #28100)*  
*12391 Lewis Street, Suite 201*  
*Garden Grove, CA 92840*

# ENGINEER'S CERTIFICATION

This Engineer's Report is prepared pursuant to the Property and Business Improvement District Law of 1994 as amended (Streets & Highways Code Section 36600 *et seq.*; hereinafter "State Law") and pursuant to the provisions of Article XIID of the California Constitution (Proposition 218). It has been prepared in support of the Management District Plan for the proposed renewal of Melrose Property Business Improvement District (the "District"). That Management District Plan is incorporated herein by reference and provides a more complete description of the improvements and activities (referred to herein collectively as "Services") to be provided by the District.

Review of this Management District Plan and preparation of this Engineer's Report was completed by:

Robert Merrell, P. E.  
State of California  
Registered Civil Engineer No. 28100

# ENGINEER'S REPORT

## Introduction

This report shall serve as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit assessments proposed to be levied annually beginning on January 1, 2019 and through and including December 31, 2028 within the Melrose Property Business Improvement District. The assessments levied in connection with the District will be levied against parcels of real property, not businesses, and will be collected on the tax roll at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. This means, for example, that the assessment to fund District operations for calendar year 2019 will be collected on the 2018-19 tax roll. The Los Angeles City Clerk’s Office is authorized to collect the assessments or to place them on the County property tax roll together with any accrued interest or penalties for late payment or non-payment. The assessments will fund the costs of Services provided by the District, which are distributed among all parcels specially benefiting from them, based on the proportional special benefit that each parcel receives from the Services. Only those properties expected to specially benefit from funded Services will be assessed.

## Background

The District is a property-based assessment district established pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter “State Law”). The State Law authorizes an assessment to fund various improvements and activities (referred to herein collectively as “Services”), provided in connection with a Business Improvement District. The costs of these Services are distributed among all parcels benefiting from the Services based on the proportional benefit each receives from the improvements provided. Only those properties expected to benefit from funded Services may be assessed.

This Engineer’s Report was prepared in support of the Management District Plan for the District. Reference is made to the Management District Plan (which is incorporated herein by reference) for a more complete description of the improvements to be funded with the proposed assessment.

## Proposition 218 Requirements

Article XIID of the California Constitution, approved by the voters in 1996 as Proposition 218, requires that assessment methodologies meet certain requirements. Key provisions of Proposition 218 together with a description of how the District complies with each are described below.

**Finding 1: “Identify all parcels which have a special benefit conferred upon them and upon which an assessment will be imposed” (From Section 4(a)).**

There are 180 identified parcels within the District that will specially and individually benefit from its proposed Services. These parcels are shown on the boundary map of the District contained within the Management District Plan, and listed in attachments to the Management District Plan and this Engineer's Report. The lists identify these parcels by Assessor's Parcel Number, property owner name, and site address.

Parcels were identified for inclusion based upon whether or not they will specially and individually benefit from District Services. The purpose of the proposed District is to provide Services to parcels in the Melrose commercial area, located along Melrose Avenue between N. Highland Avenue on the east and N. Fairfax Avenue on the west. Like many commercial areas in Los Angeles, Melrose is a narrow strip, which is approximately one parcel deep on each side of Melrose Avenue and substantially surrounded by residential neighborhoods. Consequently, all non-residential zoned parcels located within a block of Melrose Avenue were included in the District, while the surrounding solely residential zoned neighborhoods were not. Parcels zoned solely for residential use are excluded from the District or not assessed because, pursuant to Section 36632(c) of the Law, they "are conclusively presumed not to benefit" from District Services.

These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District Services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for Services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers' market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, uncollected assessment reserve and other overhead costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.
- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is

governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, uncollected assessment reserve, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District Services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for Services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other overhead costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

All parcels included in the District are commercially used, as defined by the Los Angeles County Assessor's Office, except for the "PF" zoned public schools use parcels. All assessed commercial use parcels, will specially and individually benefit from District Services in proportion to their relative land and improvement size and length of street frontage as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The

impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance the comfort level of customers, employees, visitors, owners, and tenants as they travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.

- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street and public alley cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract customers, employees, tenants, and investors thereby increasing business volumes and property values. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is greater than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target customers, employees, tenants, and investors either individually or as identifiable sub-groups to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, property values, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.
- Public plaza or farmers' market promotion services include efforts to site, construct, or operate a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would attract local residents and visitors in a manner that showcases the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, property values, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

- New Business Attraction services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interested as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. Research has shown that new business tenants and commercial growth tend to increase the business volumes, sales, and property values of other immediately adjacent existing businesses and properties. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. These services are not available within the City's baseline level of services.
- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the above described direct Services (i.e. ambassador / security; landscaping, sanitation, and beautification; marketing and promotions; and new business attraction) and the development of broader policies affecting the area that encourage economic activity and growth. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services and facilitate the development of broader policies affecting the area that encourage economic activity and growth, both of which increase business volumes and property values. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive the benefits of its direct services or the policy initiatives it undertakes. These services are not available within the City's baseline level of services.

All "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD) will specially and individually benefit from the following District services: ambassador / security services; landscaping, sanitation, and beautification services; and, the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) in proportion to their relative land and improvement size and length of street frontage. There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Such public use parcels will not benefit from the following District services: marketing and promotions services; temporary or permanent public plaza or farmers' market promotions; or, new business attraction services as described below:

- Ambassador / Security services include provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance the comfort level of students, teachers, employees, and visitors as they travel to and from those parcels, thereby stimulating the quality of their educational experience and contributing to the public school mission that specially and individually benefits

those parcels. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.

- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract students, teachers, employees and visitors thereby contributing to satisfying the owner's service mission. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, none of which will benefit publically owned parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not benefit them. Consequently, publically owned parcels in the District will not be assessed for Marketing and Promotions costs.
- Public plaza or farmers' market promotions services include public plaza or farmers' market promotion efforts to site, construct, or operate a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. None of these services will benefit publically owned parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not benefit them. Consequently, publically owned school parcels in the District will not be assessed for public plaza or farmers' market promotion costs.
- New Business Attraction Services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interested as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District, none of which will benefit publically owned parcels because they are addressed to commercial economic uses not school users and therefore do not benefit them. Consequently, publically owned parcels in the District will not be assessed for New Business Attraction costs.
- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the ambassador / security services; and, landscaping, sanitation, and beautification services that benefit these publically owned parcels and therefore provide a particular and distinct special benefit to them because non-assessed parcels do not receive the benefits of

its direct services. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services which benefits the owner's achievement of its service mission. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive the benefits of its direct services. This standard of service is higher than would exist with only baseline City services.

In order to ensure that parcels outside of the District will not specially benefit from the Services funded with the assessment, Services will only be provided within the boundaries of the District. Specifically, ambassador / security patrols, landscaping staff, sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks adjacent to individually assessed parcels within the District and will not provide services outside of District boundaries. Similarly, the District will not fund new ambassador / security patrols; landscaping, sanitation, or beautification services; marketing or promotional efforts; public plaza or farmers' market promotions; nor new business attraction activities directed outside of District boundaries. All District programs are intended to promote commercial vitality, and to attract and retain new business within the District.

Parcels outside of the District that are zoned solely for residential use will not specially benefit from District Services because the Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these zoned solely residential parcels will be physically remote from the Services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, homes, apartments and other structures zoned solely for residential use, and outside of the commercial area encompassed by the District, will not specially benefit from the marketing and promotions; new business attraction; and, policy-making services that will be geared towards the commercial use parcels within the District. These services will be marketing the office and retail opportunities in the District, not the residential opportunities outside of it. Additionally, State Law conclusively presumes that parcels zoned solely for residential use receive no special benefit from improvements and activities funded under it. No solely residential zoned parcels are included within the District.

Parcels outside of the District that are in commercial, or other non-residential uses, will not specially benefit from District Services because these Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these commercial or other non-residential use parcels will be physically remote from the services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, marketing and promotions; new business attraction; and, policy-making services that will be focused towards the commercial use parcels within the District and not parcels outside the District. These commercial or other non-residential use parcels are parts of other commercial or residential Districts that

surround the Melrose commercial area, not part of this District, which has a definite and unique character and different marketplace orientation from these surrounding areas.

The following narrative explains how specific boundary locations were determined.

### **Northern Boundary:**

The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the non-residential, commercial use parcels with shared marketplace demographic orientation that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential zoned parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential zoned parcels are presumed by State Law to not benefit from District improvements and activities. The area to the north of the alley is zoned solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct business corridor). The commercially zoned parcels that front on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial collector streets and would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different

marketplace demographic orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

### **Eastern Boundary:**

The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that functions as an economic unit with a shared marketplace demographic orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements and activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and that would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as "Melrose" that attracts pedestrians and a different marketplace demographic. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements and activities provided by the District or are commercial parcels that are oriented to providing services to the surrounding residential neighborhood and are also excluded from the District because they would not benefit from the improvements and activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace demographic orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be provided outside of the District's boundaries.

### **Southern Boundary:**

The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the

centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace demographic orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities. Also excluded from the District were commercially zoned parcels that front on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements and activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be provided outside of the District’s boundaries.

### **Western Boundary:**

The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as “Melrose” that attracts pedestrians with a distinct and shared marketplace demographic. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the services provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not benefit from District improvements and activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements and activities provided for the shopping / office district fronting on Melrose Avenue that is known to attract pedestrians. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements and activities directed to that unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that serve a shared marketplace demographic. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements and activities will be provided outside of the District’s boundaries.

### **Finding 2: “Separate the general benefits from the special benefits conferred on parcel(s). Only special benefits are assessable.” (From Section 4(a)).**

State Law, Proposition 218, and judicial decisions require that assessments be levied according to the estimated special benefit each assessed parcel receives from Services provided by the District. Article XIID Section 4a of the California Constitution states, in part, that “only special benefits are assessable,” which requires that general benefits, if any, be separated from special benefits provided by the District. A judicial decision in the Golden Hill Neighborhood Association v San Diego case further clarified that “even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties.”

## **Special Benefit**

Proposition 218 defines “special benefit” to mean “a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. General enhancement of property value does not constitute ‘special benefit.’” The Services, their costs, and assessments have been carefully identified, reviewed, and allocated to confer special and individual benefits pursuant to the provisions of State Law and Proposition 218. These Services are tailored to confer special benefits on particular parcels, not the general public, and are above and beyond services available from the City of Los Angeles, which qualifies these Services as particular and distinct benefits. For example, the proposed Ambassador / Security Services Program provides a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels and in doing so creates the appearance of safety of each individually assessed parcel, which will enhance the comfort level of customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Similarly, the proposed Landscaping, Sanitation, and Beautification Program provides sidewalk cleaning, street sweeping, pressure washing, trash removal, graffiti removal, sticker removal, and cleaning at the properties that are assessed. Parcels that receive these services attract more customers, employees, tenants, and investors thereby increasing business volumes and property values. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Also similarly, the proposed Marketing and Promotions Program provides street banners, signage, holiday decorations, a website, social media out-reach, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target tenants, employees, investors, and owners either individually or as combined sub-groups to communicate the desirability of merchandise or services provided on assessed parcels thereby increasing economic activity including sales, customer traffic, property values, and space rentals. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or their residential units will not be the subject of any District marketing and promotions activities. Also similarly, New Business Attraction services provides for preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District’s best interested as approved by the Owner’s Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. Research has shown that new business tenants and commercial growth tend to increase the business volumes, sales, and property values of other immediately adjacent existing businesses and properties. No District services will be provided outside the District boundaries. The special and individual benefit to parcels from the proposed Services is equal to or exceeds the total amount of the proposed assessment in that each individual assessed parcel’s assessment is no greater than the

special and individual benefit it receives from the Services. A quantitative analysis of the special and general benefits is presented below.

The District's purpose is to fund Services that increase pedestrian traffic and business levels by providing a safer, more comfortable, better kept, cleaner, and more beautiful environment; presenting a more attractive and vibrant area; and, attracting new businesses and tenants which increase rent levels, occupancies, and the vibrancy of the area. These Services also make each individual parcel a more desirable place to live, work, or conduct business.

Pragmatically, it is well known that business decisions are based upon the quality of alternative locations. As described in an article "Accelerating Economic Growth and Vitality Through Smarter Public Safety Management" that appeared in the September 2012 IBM Global Business Services Executive Report: "Lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns... Almost universally, places with lower crime rates are perceived as more desirable." As economic investment occurs within the District, pedestrian traffic will increase and constitute a special and distinct benefit to all parcels.

Therefore, quantification of the number of individuals engaging in any type of commerce or residing in the District as compared to those not so engaged will distinguish special from general benefits.

In 2013, as a component in the preparation of the original Engineer's Report forming the Melrose BID District, a pedestrian intercept survey was conducted within the District boundary to determine the degree to which respondents engage in any type of commercial activity (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school); or, live within that area. This survey was conducted under the supervision of Dr. William Whitney, a Ph.D. Economist with over 40 years' experience in analytical modeling, and included Whitney's "statistical certification" and calculations that the likelihood that it is an accurate reflection of the total District population is 95.72%. The survey included 547 respondents and was conducted on May 2 and May 4, 2013 at separate random locations throughout the District. Every effort was made to include an unbiased cross section of participants. All of the respondents appropriately addressed each of the questions with a single answer, which allowed all surveys to be used in drawing conclusions.

As to survey results, as distinguished from statistical methodology, Whitney concluded: "Of those 547 valid survey responses, 522 individuals or 95.43% of the total indicated that they would engage in (or intended to engage in) at least one of the described commercial activities within the District as opposed to simply 'stroll, walk around, or make a transit connection' (i.e. just pass through the District) with no business purpose."

The survey also found that: “of the 547 respondents, 453 individuals or 82.82% of the total indicated that at least one of the proposed District Services would contribute to their decision to come into the area.” This response is a measure of the high level of special benefit that assessed parcels receive from District Services.

In preparing this Engineer’s Report in support of Melrose BID renewal, the Engineer has determined that no significant changes relative to the respective levels of special and general benefit have occurred since the original Whitney survey. Moreover, based upon independent judgement and experience of over 30 years in public works civil engineering and assessment district formation work, including consideration of applicable State Law and judicial guidance, the Engineer has concluded that each of the proposed District Services provides a special and individual benefit to the assessed parcels within the District.

The Services (ambassador / security; landscaping, sanitation, beautification; marketing and promotions; public plaza or farmers’ market promotions; new business attraction; and, policy development, management, and administration) to be provided by the District are designed to meet specific needs of the properties to improve business within the District area and provide special and individual benefits to each property. Improving the business environment supports the goals and objectives established by the property owners in creating the District. District Services will not supplant City of Los Angeles’ police protection, maintenance services, and social services within the area.

No parcels zoned for “solely residential” use have been assessed within the District because such parcels are presumed not to benefit pursuant to State Law.

### **General Benefit**

As discussed above, Proposition 218 requires that general benefits be quantified and separated from special benefits and deducted from the costs of any special benefit parcel assessment. General benefits are benefits from District Services that are: not special in nature, not “particular and distinct,” and not over and above the benefits that other parcels receive. This analysis will identify and quantify general benefits that are provided to parcels outside District boundaries; or, that are provided to the public at large. It is based upon the Engineer’s judgement and experience of over 30 years of public works civil engineering and assessment district formation work.

### **General Benefits to Parcels Outside the District**

Services are provided to each individual assessed parcel within the District’s boundaries, and no Services are provided outside of those boundaries. It is conceivable, however, to conclude that some parcels outside those boundaries may receive some “spillover benefit” from the District’s Marketing and Promotions or New Business Attraction services, which are less site specific than the other Services. In the Engineer’s judgment and experience, Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; public plaza or farmers’ market promotions; or, Policy

Development, Management, and Administration Services are particularly site specific and therefore not subject to providing unintended “spillover benefit” to parcels outside District boundaries. At most, the parcels that could receive such “spillover” general benefit would be those parcels that are located immediately adjacent to or immediately across the street from a parcel receiving District Marketing and Promotions or New Business Attraction services. Any parcel that is any further from another that receives these services; or, does not directly front on a street across from another that receives those services is, in the Engineer’s judgment and experience, considered to be too remote to receive any “spillover” general benefit.

In order to quantify the general benefit that parcels adjacent to the District may receive, the relative size of the District budget allocated to these possible “spillover” services in comparison to the total District budget, or “percentage (%) of the total,” must be determined as shown in the table below.

Next, the relative benefit, or the weighted value of the subject services as applied to any parcels outside the District, must be established. This relative benefit factor compares the value of services as provided inside the District to the value of those services provided outside the District. Parcels inside the District receive a relative benefit of 1.0 from all services provided. Parcels outside the District do not receive “full value” of services that are by definition “spillover.” There is no scientifically certain method of determining relative benefit, so the professional judgment and experience of the Civil Engineer are called upon to form a reasonable conclusion. With respect to Marketing and Promotions and New Business Attraction services, the Engineer has concluded that there would at most be a nominal benefit to each parcel outside the District weighted at one-quarter or 0.25. Promotional, website, newsletter, directory, or other materials would not specifically identify any parcel outside the District, thereby minimizing any value of these services. Similarly, no New Business Attraction would identify or consider any specific parcel outside the District, thereby minimizing any value of these services. Only the nebulous scent of a vague sense that important services were being provided to neighboring parcels might attach. Therefore, the Civil Engineer has concluded based upon his nearly 30 years as a Registered Civil Engineer and professional assessment district formation experience that positing of a 0.25 relative benefit is reasonable and provides conservative allowance for any general benefit conferred on such parcels for the subject services. Application of this relative benefit factor to the subject services is also shown in the table below.

Possible General Benefits to Parcels Outside District Boundaries  
Benefit Factor Calculation

|   | Budget    | % of Total | x | Relative Benefit* | = | Benefit Factor |
|---|-----------|------------|---|-------------------|---|----------------|
| District Marketing & Promotions Budget  | \$115,056 | 20.1%      |   | 0.25              |   | 0.0503         |
| District New Business Attraction Budget | \$1,410   | 0.02%      |   | 0.25              |   | 0.0001         |

|   |           |  |  |  |        |
|---|-----------|--|--|--|--------|
|   |           |  |  |  | 0.0504 |
| Total District Budget   | \$572,832 |  |  |  |        |
| *For purposes of this analysis, a conservative 0.25 relative benefit factor is used to weight the relative value of any general benefit “spillover” from District services to parcels outside its boundaries. |           |  |  |  |        |

Based upon the established adjacency criteria, there are 44 commercial parcels that may receive the referenced nominal benefit from District Marketing and Promotions services or New Business Attraction services. There are also 136 parcels zoned solely residential that meet the contiguous adjacency criteria that, pursuant to State Law, are presumed to not receive any special benefit from District services. Also, no general benefit from District services is received by these zoned solely residential parcels because its Marketing and Promotions and New Business Attraction services do not address or affect residential uses in any way. Thus, the total benefit factor representing the benefit of both Marketing and Promotions services and New Business Attraction services for parcels outside the District is applied to the adjacent commercial parcels in the table below, which establishes the relative value conveyed as a general benefit to parcels outside the District.

The Benefit Factor is calculated by multiplying the Percent (%) of Total Budget for the “spillover” category by the Relative Benefit to produce a Benefit Factor. Each of the 44 parcels that might receive nominal general benefits from the District’s Marketing and Promotions or New Business Attractions services is credited with 0.0504 Benefit Factor to account for this possibility. In comparison, there are 180 parcels within the District that each receives a Benefit Factor of 1.0 for these services. This comparison and the calculation of total possible general benefit to parcels outside the District for “spillover” Marketing and Promotions and New Business Attraction services is shown below:

Calculation of Possible Benefits to Parcels Outside District Boundaries

|   | # Parcels | Benefit Factor         | Total Benefit Units |
|---|-----------|------------------------|---------------------|
| # Parcels in District                       | 180       | 1.00                   | 180.00              |
| # Parcels w/ “Spillover”                    | 44        | 0.0504                 | 2.22                |
| Totals                                      | 224       |                        | 182.22              |
|   |           |                        |                     |
| General Benefit to Parcels Outside District |           | 1.22%<br>(2.22/182.22) |                     |

**General Benefits to the Public At Large**

Another type of general benefit is that provided to the public at large. Such general benefit is provided to people that are purposely within the District boundaries and “not at

all likely” to engage in any commercial activity. Such individuals would therefore not be specially benefitted by District Services.

The previously described 2013 pedestrian intercept survey conducted as a component of the initial formation of the Melrose PBID provided data to quantify the general benefits enjoyed by the public at large. It provided data that 95.43% of the population within the District had or intended to engage in at least one of the listed commercial activities (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school). Conversely, 4.57% of the population did not intend to engage in any business and were only engaged in “walking around, strolling, or making a transit connection.” These individuals “generally benefited” because they were either "very likely" or "likely" to "stroll or walk around or make a transit connection" in the District **and** "not likely at all" to "eat or drink at a restaurant, cafe, or bar;" "shop;" "conduct professional business;" "conduct personal business;" "attend church;" or "attend school." These benefits are distinct from the special benefits to parcels within the District.

In preparing this Engineer’s Report in support of Melrose BID renewal, the Engineer has determined that no significant changes within the District that would affect the results of the original intercept survey determination of general benefit levels have occurred. Moreover, based upon 30 years’ experience in civil engineering and assessment district formation work, the Engineer has concluded that a 6% “general benefit” level is reasonable and appropriate for the Melrose PBID.

### **Total General Benefits**

Considering both types of general benefits as presented above produces the following:

#### Melrose General Benefits Analysis

|   |       |
|---|-------|
| General Benefits to<br>Parcels Outside District | 1.22% |
|   |       |
| General Benefits to<br>Public at Large          | 4.57% |
|   |       |
| Total General Benefits<br>(Calculated)          | 5.79% |
| Rounded to                                      | 6.0%  |

In order to present a conservative conclusion, it is the Engineer’s judgment and experience that the level of general benefits to be funded in the Melrose business improvement district budget from non-assessment sources should be 6.0%, which provides a cushion over and above the calculated general benefit value of 5.79%. The Melrose Business Improvement District budget for the 10-year term beginning January 1, 2019 would be as follows:

Melrose Budget for Special Benefit vs General Benefit Costs

| Year   | Special Benefit | General Benefit | Total Budget |
|--------|-----------------|-----------------|--------------|
|        |                 |                 |              |
| 2019   | \$573,832       | \$36,564        | \$609,396    |
| 2020   | \$601,474       | \$38,392        | \$639,866    |
| 2021   | \$631,574       | \$40,312        | \$671,859    |
| 2022   | \$663,125       | \$42,327        | \$705,452    |
| 2023   | \$696,281       | \$44,443        | \$740,724    |
| 2024   | \$731,095       | \$46,666        | \$777,761    |
| 2025   | \$767,650       | \$48,999        | \$816,649    |
| 2026   | \$806,032       | \$51,449        | \$857,481    |
| 2027   | \$846,334       | \$54,021        | \$900,355    |
| 2028   | \$888,650       | \$56,722        | \$945,373    |
|        |                 |                 |              |
| Totals | \$7,205,019     | \$459,895       | \$7,664,914  |

**Finding 3: “[Determine] the proportionate special benefit derived by each parcel in relationship to the entirety of the... cost of public improvement(s) or the maintenance and operation expenses...or the cost of the property related service being provided.” (From Section 4(a)).**

Every assessed parcel in the District, except publically owned parcels used as school sites with respect to Marketing and Promotions, Public Plaza or Farmers’ Market, and New Business Attraction services, will specially and individually benefit from the Services provided in connection with the District because these Services are designed to increase pedestrian and automobile traffic and building occupancies thereby increasing demand for and utilization of all assessed commercial properties and mission success of all public school properties within the District. Such publically owned parcels will benefit from District Ambassador / Security services, Landscaping, Sanitation, and Beautification services and the portion of District Policy Development, Management, and Administration services required to provides those services. The District will provide Services including Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; Marketing and Promotions Services; Public Plaza or Farmers’ Market promotions, New Business Attraction Services; and, Policy Development, Management, and Administration Services including necessary administrative overhead and support. Each of these Services is designed to meet the goals and mission of the District; improve the safety and comfort of each individual assessed parcel within the District; to improve the cleanliness and beauty of each individual assessed parcel within the District; to increase building occupancy and lease rates; to encourage new business development; and, to attract ancillary businesses and services for parcels within the District.

Three (3) factors (lot size, improvement size, and street frontage) were chosen to calculate the special benefit allocable to each parcel in the District.

Lot size is a measurement both of the potential for future development on a parcel to meet customer and tenant demand, and of the present capacity of the parcel’s street level areas to accommodate customers and tenants. Street level space benefits strongly from business improvement district Services because such space is more readily used for retail space, office space, lobby services, and surface parking facilities that are especially sensitive to increases in customer demand.

The size of the improvements on a parcel is a measurement of the capacity of that parcel to currently serve the demand of customers and of retail, office, commercial, residential, church and non-profit, and publically owned parcels.

Frontage is a vital measure because it indicates the amount of the parcel that is directly accessible to and visible from the street. The more frontage a parcel has, the larger the area of sidewalk is in front of the parcel to be landscaped, cleaned, or beautified in connection with District Services.

It is the Engineer's opinion that combining these three (3) factors gives a far better picture of the benefits than could be derived from just one or two of the factors alone; and, that because no one of these factors is more important than the others, and each factor is critical to the overall benefit calculation, each factor is weighted equally in quantifying the benefits any particular parcel would receive.

The Special Benefit & Assessment Analysis section of this Engineer's Report discusses the exact formula used to calculate the benefits.

**Finding 4: "No assessment ...shall exceed the reasonable cost of the proportional special benefit conferred on parcel(s)." (From Section 4(a)).**

The total amount to be assessed will not exceed the estimated reasonable cost of the program. Because each parcel will be assessed in proportion to its share of the total benefit created by the program, no assessment will exceed the reasonable cost of the proportional special benefit conferred on the parcel.

**Finding 5: "Parcels...that are owned or used by any (public) agency shall not be exempt from assessment." (From Section 4(a)).**

The public agency owned parcels are owned by Los Angeles Unified School District (LAUSD) and used as public school site. These parcels will be assessed for the benefits they receive from District Ambassador / Security services; Landscaping, Beautification, and Sanitation services; and, for that portion of Policy Development, Management, and Administration services including Office, Insurance, Accounting, and Other supply costs required to provide them at the same rate as private parcels of the same size, location and use. The methodology for these assessments is set forth in this Engineer's Report.

The publicly-owned parcels in the District are listed below:

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$6,283.22         | 1.10%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$38,513.77        | 6.72%         |
|   |              | Total LAUSD               |       | \$44,797.00        | 7.82%         |

The above described public parcels owned by the LAUSD and in use as schools and will only receive services on that frontage that is directly across the street from other street frontage that receives District Services. All such publically owned parcels will be assessed for the proportionate special benefits received.

**Finding 6: “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California.” (From Section 4(b)).**

This report is the “detailed engineer’s report” to support the assessments proposed to be levied within the Melrose Business Improvement District.

**Special Benefit & Assessment Analysis**

A six (6)-step process for determining Melrose assessments has been used as delineated below.

**Step 1: Select “benefit units.”**

Because the assessment against each parcel must reflect the special benefit that parcel derives from the District's improvements and activities, the first step in designing an assessment methodology was to assign "benefit units" to different parcel attributes. The assignment of benefit units reflects the relative levels of benefit discussed in "Finding 3", above.

There are three types of benefit units:

A. Lot Benefit Units:

Each parcel in the District was allocated one Lot Benefit Unit for each square foot of the parcel’s surface area.

B. Improvement Benefit Units:

Each parcel fronting in the District was allocated one Improvement Benefit Unit for each square foot of improvements.

C. Frontage Benefit Units:

Each parcel in the District was allocated one Frontage Benefit Unit for each linear foot of the parcel’s frontage on any street except for those parcels zoned PF and used as public schools by the LAUSD. These parcels will be allocated one Frontage Benefit Unit for each linear foot of Melrose frontage and one Frontage Benefit Unit for each linear foot of other street frontage only for the length that is directly across from other frontage that is included in the District. Fairfax High School will be assigned 816 linear feet of Melrose Avenue frontage and 110 linear feet of Genesee Avenue frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. Melrose Elementary School will be assigned 264 linear feet of Melrose frontage and 110 linear feet of Formosa Avenue frontage and 110 linear feet of Detroit Street frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. With respect to PF zoned parcels, District

Services will only be performed on these frontages and no others. District Services will be provided on all frontages of all other District parcels.

**Step 2: Calculate the benefit units for each property.**

The number of each type of benefit unit allocated to each identified benefiting parcel within the Melrose was determined from data obtained from the County of Los Angeles and third party real estate data service providers. These data sources provide Assessor Parcel Numbers, ownership, address, parcel size, gross building size, street front footage, and other needed information. This data provides a basis for calculating property-based assessments. All relevant data being used in assessment calculations has been provided, or attempted to be provided, to each property owner in the District for their review. All known or reported discrepancies or errors have been corrected.

**Step 3: Quantify total basic benefit units.**

In aggregate, for Zone 1 there are 839,403 Lot Benefit Units; 643,386 Improvement Benefit Units; and, 13,645 Frontage Benefit Units. For Zone 2 there are 1,220,826 Lot Benefit Units; 255,722 Improvement Benefit Units; and, 2,590 Frontage Benefit Units. For Zone 3 there are 240,591 Lot Benefit Units; 177,313 Improvement Benefit Units; and, 4,164 Frontage Benefit Units.

**Step 4: Calculate “Basic Benefit Unit Cost” for special benefits.**

The annualized cost of the services and improvements to be provided by the District in Zone 1 during 2019 is \$400,574 per year (before inflation adjustments). \$133,524.65 of these costs will be allocated based on Lot Benefit Units; \$133,524.65 based on Improvement Benefit Units; and \$133,524.65 based on Frontage Benefit Units.

The annualized cost of the services and improvements to be provided by the District in Zone 2 during 2019 is \$44,797 per year (before inflation adjustments). \$14,932.33 of these costs will be allocated based on Lot Benefit Units; \$14,932.33 based on Improvement Benefit Units; and \$14,932.33 based on Frontage Benefit Units.

The annualized cost of the services and improvements to be provided by the District in Zone 3 during 2019 is \$127,460 per year (before inflation adjustments). \$42,487.00 of these costs will be allocated based on Lot Benefit Units; \$42,487.00 based on Improvement Benefit Units; and \$42,487.00 based on Frontage Benefit Units.

The cost per benefit unit for Zone 1, Zone 2, and Zone 3, respectively, is therefore as follows:

A. Lot Benefit Units:

$$\$133,524.65 / 839,403 = \$0.1591 \text{ per Lot Benefit Unit in Zone 1}$$

$\$14,932.33 / 1,220,826 = \$0.0122$  per Lot Benefit Unit in Zone 2

$\$42,487.00 / 240,591 = \$0.1766$  per Lot Benefit Unit in Zone 3

**B. Improvement Benefit Units:**

$\$133,524.65 / 643,386 = \$0.2075$  per Improvement Benefit Unit in Zone 1

$\$14,932.33 / 255,722 = \$0.0584$  per Improvement Benefit Unit in Zone 2

$\$42,487.00 / 1,076,421 = \$0.2396$  per Improvement Benefit Unit in Zone 3

**C. Frontage Benefit Units:**

$\$133,524.65 / 13,645 = \$9.7859$  per Frontage Benefit Unit in Zone 1

$\$14,932.33 / 2,590 = \$5.7654$  per Frontage Benefit Unit in Zone 2

$\$42,487.00 / 4,164 = \$10.2034$  per Improvement Benefit Unit in Zone 3

**Step 5: Determine Assessment Formula.**

Combining the calculations from Steps 1 and 4, the assessment formula is therefore:

Zone 1 District assessment formula =  $(\$0.1591 \times \text{square feet of parcel size}) + (\$0.2075 \times \text{square feet of improvements}) + (\$9.7859 \times \text{linear feet of frontage})$ .

Zone 2 District assessment formula =  $(\$0.0122 \times \text{square feet of parcel size}) + (\$0.0584 \times \text{square feet of improvements}) + (\$5.7654 \times \text{linear feet of frontage})$ .

Zone 3 District assessment formula =  $(\$0.1766 \times \text{square feet of parcel size}) + (\$0.2396 \times \text{square feet of improvements}) + (\$10.2034 \times \text{linear feet of frontage})$ .

**Step 6. Spread the Assessments.**

The resultant assessment spread calculations for each parcel within the District are shown in an attachment to this Engineer's Report and were determined by applying the District assessment formula to each benefiting property. This list of all identified benefiting parcels in the District area delineates each parcel and its benefit units for parcel area, improvement size, and linear street frontage.

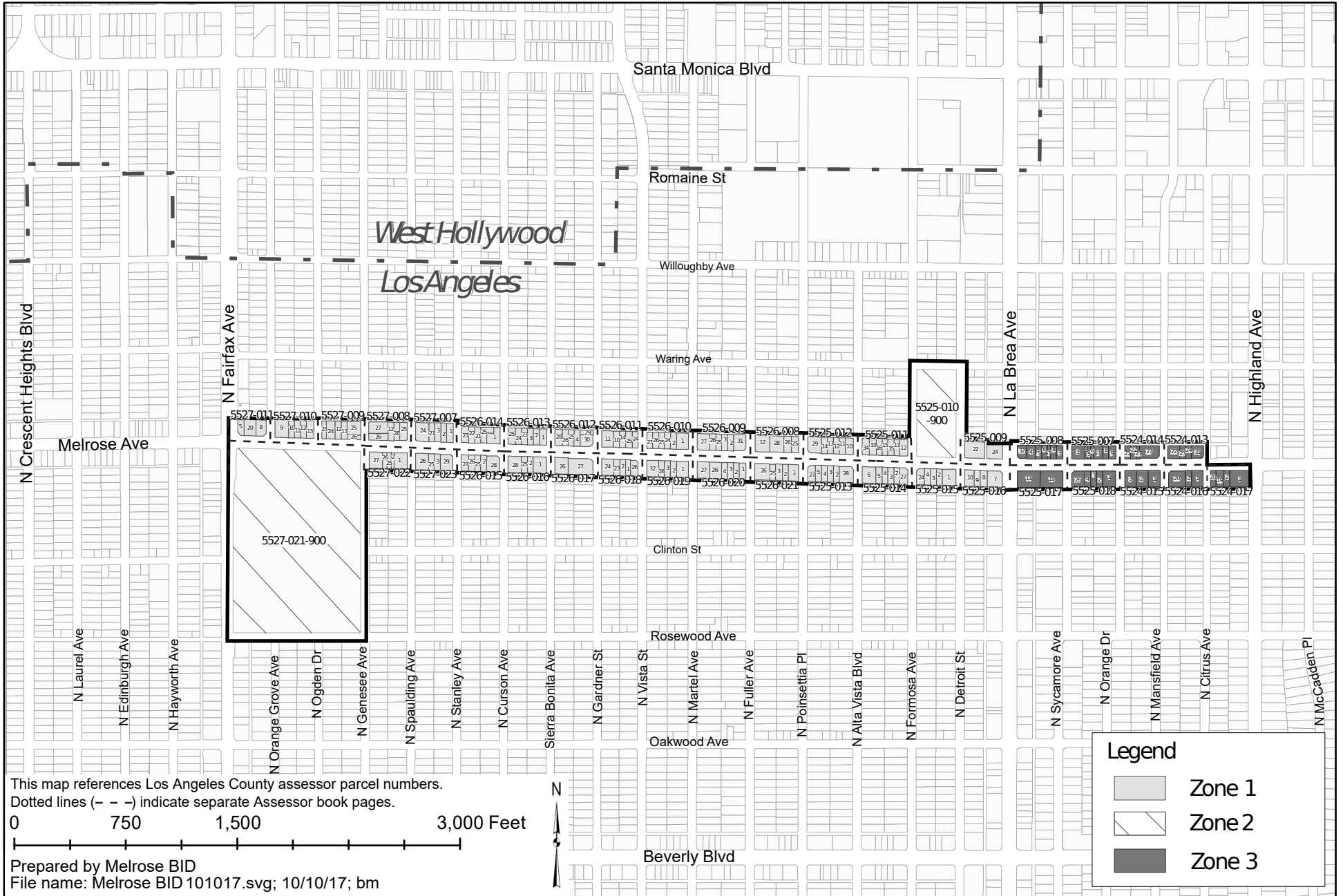
During the ten-year effective term of the District, it is likely that some parcels within the District will be developed with additional commercial improvements or will see the demolition of existing improvements. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in Step 5 on Page ER-11. Pursuant to Government Code Section 53750(h)(3), such recalculation does not constitute an “increase” of assessment that requires the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula is itself changed.

Assessment rates may be adjusted annually by the Owner’s Association to reflect changes in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year.

**ATTACHMENT 1**

**MELROSE PBID PROPERTY INFORMATION**  
**and**  
**ASSESSMENTS FOR 2019**

# Melrose BID Area



**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #1              |                      |                      |                         |           | Year #2              |                      |                      |                         |           |
|--|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|  | 2019                 |                      |                      |                         |           | 2020                 |                      |                      |                         |           |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>   |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services  | \$102,604            | \$14,772             | \$32,648             | \$9,576                 | \$159,600 | \$107,734            | \$15,511             | \$34,281             | \$10,055                | \$167,580 |
| B. Landscaping, Sanitation, & Beautification                                 | \$92,575             | \$13,328             | \$29,457             | \$8,640                 | \$144,000 | \$97,203             | \$13,994             | \$30,930             | \$9,072                 | \$151,200 |
| C. Marketing & Promotions  | \$87,284             | \$0                  | \$27,772             | \$7,344                 | \$122,400 | \$91,648             | \$0                  | \$29,161             | \$7,711                 | \$128,520 |
| D. Public Plaza or Farmers' Market   | \$1,070              | \$0                  | \$340                | \$90                    | \$1,500   | \$1,123              | \$0                  | \$357                | \$95                    | \$1,575   |
| E. New Business Attraction   | \$1,070              | \$0                  | \$340                | \$90                    | \$1,500   | \$1,123              | \$0                  | \$357                | \$95                    | \$1,575   |
| Sub Total  | \$284,602            | \$28,100             | \$90,558             | \$25,740                | \$429,000 | \$298,832            | \$29,505             | \$95,086             | \$27,027                | \$450,450 |
| F. Policy Dev, Management & Administration                                   | \$81,003             | \$11,662             | \$25,775             | \$7,560                 | \$126,000 | \$85,053             | \$12,245             | \$27,064             | \$7,938                 | \$132,300 |
| G. Office, Insurance, Accounting, Uncollected<br>Assessment Reserve, & Other | \$34,970             | \$5,035              | \$11,127             | \$3,264                 | \$54,396  | \$36,718             | \$5,286              | \$11,684             | \$3,427                 | \$57,116  |
| Sub Total  | \$115,973            | \$16,697             | \$36,902             | \$10,824                | \$180,396 | \$121,771            | \$17,532             | \$38,748             | \$11,365                | \$189,416 |
| <b>TOTAL BUDGET BY ZONE</b>  | \$400,574            | \$44,797             | \$127,461            | \$36,564                | \$609,396 | \$420,603            | \$47,037             | \$133,834            | \$38,392                | \$639,866 |
| Sub Total  | \$572,832            |                      |                      |                         |           | \$601,474            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>   | \$609,396            |                      |                      |                         |           | \$639,866            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Contingency and cash flow reserve funds may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item  | Year #3              |                      |                      |                         |           | Year #4              |                      |                      |                         |           |
|---|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|   | 2021                 |                      |                      |                         |           | 2022                 |                      |                      |                         |           |
|   | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>  |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services   | \$113,121            | \$16,286             | \$35,995             | \$10,557.54             | \$175,959 | \$118,777            | \$17,100             | \$37,795             | \$11,085                | \$184,757 |
| B. Landscaping, Sanitation, & Beautification                              | \$102,064            | \$14,694             | \$32,477             | \$9,525.60              | \$158,760 | \$107,167            | \$15,429             | \$34,100             | \$10,002                | \$166,698 |
| C. Marketing & Promotions   | \$96,230             | \$0                  | \$30,619             | \$8,096.76              | \$134,946 | \$101,042            | \$0                  | \$32,150             | \$8,502                 | \$141,693 |
| D. Public Plaza or Farmers' Market  | \$1,179              | \$0                  | \$375                | \$99.23                 | \$1,654   | \$1,238              | \$0                  | \$394                | \$104                   | \$1,736   |
| E. New Business Attraction  | \$1,179              | \$0                  | \$375                | \$99.23                 | \$1,654   | \$1,238              | \$0                  | \$394                | \$104                   | \$1,736   |
| Sub Total   | \$313,773            | \$30,980             | \$99,841             | \$28,378                | \$472,973 | \$329,462            | \$32,529             | \$104,833            | \$29,797                | \$496,621 |
| F. Policy Dev, Management & Administration                                | \$89,306             | \$12,857             | \$28,417             | \$8,335                 | \$138,915 | \$93,771             | \$13,500             | \$29,838             | \$8,752                 | \$145,861 |
| G. Office, Insurance, Accounting, Uncollected Assessment Reserve, & Other | \$38,554             | \$5,551              | \$12,268             | \$3,598                 | \$59,971  | \$40,482             | \$5,828              | \$12,881             | \$3,778                 | \$62,970  |
| Sub Total   | \$127,860            | \$18,408             | \$40,685             | \$11,933                | \$198,886 | \$134,253            | \$19,329             | \$42,719             | \$12,530                | \$208,831 |
| <b>TOTAL BUDGET BY ZONE</b>   | \$441,633            | \$49,388             | \$140,525            | \$40,312                | \$671,859 | \$463,715            | \$51,858             | \$147,552            | \$42,327                | \$705,452 |
| Sub Total   | \$631,547            |                      |                      |                         |           | \$663,125            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>  | \$671,859            |                      |                      |                         |           | \$705,452            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. Unexpended assessments, carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Contingency and cash flow reserve funds may be used in any inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #5              |                      |                      |                         |           | Year #6              |                      |                      |                         |           |
|--|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|  | 2023                 |                      |                      |                         |           | 2024                 |                      |                      |                         |           |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>   |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services  | \$124,715            | \$17,955             | \$39,684             | \$11,640                | \$193,995 | \$130,951            | \$18,853             | \$41,669             | \$12,222                | \$203,695 |
| B. Landscaping, Sanitation, & Beautification                                 | \$112,525            | \$16,200             | \$35,805             | \$10,502                | \$175,033 | \$118,151            | \$17,010             | \$37,596             | \$11,027                | \$183,785 |
| C. Marketing & Promotions  | \$106,094            | \$0                  | \$33,757             | \$8,927                 | \$148,778 | \$111,399            | \$0                  | \$35,445             | \$9,373                 | \$156,217 |
| D. Public Plaza or Farmers' Market   | \$1,300              | \$0                  | \$414                | \$109                   | \$1,823   | \$1,365              | \$0                  | \$434                | \$115                   | \$1,914   |
| E. New Business Attraction   | \$1,300              | \$0                  | \$414                | \$109                   | \$1,823   | \$1,365              | \$0                  | \$434                | \$115                   | \$1,914   |
| Sub Total  | \$345,935            | \$34,156             | \$110,074            | \$31,287                | \$521,452 | \$363,232            | \$35,864             | \$115,578            | \$32,851                | \$547,525 |
| F. Policy Dev, Management & Administration                                   | \$98,460             | \$14,175             | \$31,330             | \$9,189                 | \$153,154 | \$103,382            | \$14,884             | \$32,896             | \$9,649                 | \$160,811 |
| G. Office, Insurance, Accounting, Uncollected<br>Assessment Reserve, & Other | \$42,506             | \$6,120              | \$13,525             | \$3,967                 | \$66,118  | \$44,631             | \$6,426              | \$14,202             | \$4,165                 | \$69,424  |
| Sub Total  | \$140,966            | \$20,295             | \$44,855             | \$13,156                | \$219,272 | \$148,014            | \$21,310             | \$47,098             | \$13,814                | \$230,236 |
| <b>TOTAL BUDGET BY ZONE</b>  | \$486,901            | \$54,451             | \$154,929            | \$44,443                | \$740,724 | \$511,246            | \$57,173             | \$162,676            | \$46,666                | \$777,761 |
| Sub Total  | \$696,281            |                      |                      |                         |           | \$731,095            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>   | \$740,724            |                      |                      |                         |           | \$777,761            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. Unexpended assessments, carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Contingency and cash flow reserve funds may be used in any inflationary increases based upon movement in the Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item  | Year #7              |                      |                      |                         |           | Year #8              |                      |                      |                         |           |
|---|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|   | 2025                 |                      |                      |                         |           | 2026                 |                      |                      |                         |           |
|   | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>  |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services   | \$137,499            | \$19,796             | \$43,752             | \$12,833                | \$213,879 | \$144,374            | \$20,786             | \$45,940             | \$13,474                | \$224,573 |
| B. Landscaping, Sanitation, & Beautification                              | \$124,059            | \$17,861             | \$39,475             | \$11,578                | \$192,974 | \$130,262            | \$18,754             | \$41,449             | \$12,157                | \$202,622 |
| C. Marketing & Promotions   | \$116,969            | \$0                  | \$37,217             | \$9,842                 | \$164,028 | \$122,817            | \$0                  | \$39,078             | \$10,334                | \$172,229 |
| D. Public Plaza or Farmers' Market  | \$1,433              | \$0                  | \$456                | \$121                   | \$2,010   | \$1,505              | \$0                  | \$479                | \$127                   | \$2,111   |
| E. New Business Attraction  | \$1,433              | \$0                  | \$456                | \$121                   | \$2,010   | \$1,505              | \$0                  | \$479                | \$127                   | \$2,111   |
| Sub Total   | \$381,393            | \$37,657             | \$121,357            | \$34,494                | \$574,901 | \$400,463            | \$39,540             | \$127,425            | \$36,219                | \$603,646 |
| F. Policy Dev, Management & Administration                                | \$108,552            | \$15,628             | \$34,541             | \$10,131                | \$168,852 | \$113,979            | \$16,410             | \$36,268             | \$10,638                | \$177,295 |
| G. Office, Insurance, Accounting, Uncollected Assessment Reserve, & Other | \$46,863             | \$6,747              | \$14,912             | \$4,374                 | \$72,896  | \$49,206             | \$7,084              | \$15,657             | \$4,592                 | \$76,540  |
| Sub Total   | \$155,415            | \$22,375             | \$49,453             | \$14,505                | \$241,748 | \$163,185            | \$23,494             | \$51,925             | \$15,230                | \$253,835 |
| <b>TOTAL BUDGET BY ZONE</b>   | \$536,808            | \$60,032             | \$170,810            | \$48,999                | \$816,649 | \$563,648            | \$63,034             | \$179,350            | \$51,449                | \$857,481 |
| Sub Total   | \$767,650            |                      |                      |                         |           | \$806,032            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>  | \$816,649            |                      |                      |                         |           | \$857,481            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. Unexpended assessments, carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Contingency and cash flow reserve funds may be used in any inflationary increases based upon movement in the Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #9              |                      |                      |                         |           | Year #10             |                      |                      |                         |           |
|--|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|  | 2027                 |                      |                      |                         |           | 2028                 |                      |                      |                         |           |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>   |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services  | \$151,592            | \$21,825             | \$48,237             | \$14,148                | \$235,802 | \$159,172            | \$22,916             | \$50,648             | \$14,856                | \$247,592 |
| B. Landscaping, Sanitation, & Beautification                                 | \$136,775            | \$19,692             | \$43,522             | \$12,765                | \$212,754 | \$143,614            | \$20,676             | \$45,698             | \$13,403                | \$223,391 |
| C. Marketing & Promotions  | \$128,958            | \$0                  | \$41,032             | \$10,850                | \$180,841 | \$135,406            | \$0                  | \$43,084             | \$11,393                | \$189,883 |
| D. Public Plaza or Farmers' Market   | \$1,580              | \$0                  | \$503                | \$133                   | \$2,216   | \$1,659              | \$0                  | \$528                | \$140                   | \$2,327   |
| E. New Business Attraction   | \$1,580              | \$0                  | \$503                | \$133                   | \$2,216   | \$1,659              | \$0                  | \$528                | \$140                   | \$2,327   |
| Sub Total  | \$420,486            | \$41,517             | \$133,796            | \$38,030                | \$633,828 | \$441,511            | \$43,592             | \$140,486            | \$39,931                | \$665,520 |
| F. Policy Dev, Management & Administration                                   | \$119,678            | \$17,230             | \$38,081             | \$11,170                | \$186,159 | \$125,662            | \$18,092             | \$39,986             | \$11,728                | \$195,467 |
| G. Office, Insurance, Accounting, Uncollected<br>Assessment Reserve, & Other | \$51,667             | \$7,438              | \$16,440             | \$4,822                 | \$80,367  | \$54,250             | \$7,810              | \$17,262             | \$5,063                 | \$84,386  |
| Sub Total  | \$171,345            | \$24,669             | \$54,522             | \$15,992                | \$266,527 | \$179,912            | \$25,902             | \$57,248             | \$16,791                | \$279,853 |
| <b>TOTAL BUDGET BY ZONE</b>  | \$591,831            | \$66,185             | \$188,318            | \$54,021                | \$900,355 | \$621,422            | \$69,495             | \$197,733            | \$56,722                | \$945,373 |
| Sub Total  | \$846,334            |                      |                      |                         |           | \$888,650            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>   | \$900,355            |                      |                      |                         |           | \$945,373            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. Unexpended assessments, carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Contingency and cash flow reserve funds may be used in any inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | 10 Years             |                      |                      |                         |             |
|--|----------------------|----------------------|----------------------|-------------------------|-------------|
|  | Totals               |                      |                      |                         |             |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals      |
| <b>ANNUAL BUDGET COSTS</b>   |                      |                      |                      |                         |             |
| A. Ambassador / Security Services  | \$1,290,538          | \$185,800            | \$410,648            | \$120,446               | \$2,007,432 |
| B. Landscaping, Sanitation, & Beautification                                 | \$1,164,395          | \$167,639            | \$370,509            | \$108,673               | \$1,811,217 |
| C. Marketing & Promotions  | \$1,097,847          | \$0                  | \$349,315            | \$92,372                | \$1,539,534 |
| D. Public Plaza or Farmers' Market   | \$13,454             | \$0                  | \$4,281              | \$1,132                 | \$18,867    |
| E. New Business Attraction   | \$13,454             | \$0                  | \$4,281              | \$1,132                 | \$18,867    |
| Sub Total  | \$3,579,688          | \$353,439            | \$1,139,033          | \$323,755               | \$5,395,916 |
| F. Policy Dev, Management & Administration                                   | \$1,018,846          | \$146,684            | \$324,196            | \$95,089                | \$1,584,814 |
| G. Office, Insurance, Accounting, Uncollected<br>Assessment Reserve, & Other | \$439,848            | \$63,325             | \$139,959            | \$41,051                | \$684,184   |
| Sub Total  | \$1,458,694          | \$210,010            | \$464,155            | \$136,140               | \$2,268,999 |
| <b>TOTAL BUDGET BY ZONE</b>  | \$5,038,382          | \$563,449            | \$1,603,188          | \$459,895               | \$7,664,914 |
| Sub Total  | \$7,205,019          |                      |                      |                         |             |
| <b>GRAND TOTAL PBID BUDGET</b>   | \$7,664,914          |                      |                      |                         |             |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. Unexpended expenditures between the above budget categories may occur. Unexpended carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Contingency and cash flow reserve funds There shall be no change in service levels established by this Management District Plan pursuant to maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

End.

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #                                | APN          | PROPERTY OWNER  | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|----------------------------------|--------------|---|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| <b>Zone 1 Fairfax to La Brea</b> |              |   |                |                              |                        |                  |                              |                        |                   |                           |                            |                      |                             |            |
| 1                                | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                   | 14,636         | 14,636                       | \$2,328.16             | 7,629            | 7,629                        | \$1,583.28             | 133               | 110                       | 243                        | \$2,377.97           | \$6,289.41                  | 1.10%      |
| 2                                | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                     | 10,411         | 10,411                       | \$1,656.09             | 2,008            | 2,008                        | \$416.73               | 105               | 101                       | 206                        | \$2,015.89           | \$4,088.71                  | 0.71%      |
| 3                                | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                 | 5,924          | 5,924                        | \$942.34               | 8,913            | 8,913                        | \$1,849.75             | 54                | 110                       | 164                        | \$1,605.47           | \$4,397.56                  | 0.77%      |
| 4                                | 5525-011-013 | HAGER DAVID AND JUDITH                                      | 4,400          | 4,400                        | \$699.91               | 4,600            | 4,600                        | \$954.66               | 40                |                           | 40                         | \$391.44             | \$2,046.01                  | 0.36%      |
| 5                                | 5525-011-015 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$699.91               | 2,272            | 2,272                        | \$471.52               | 40                |                           | 40                         | \$391.44             | \$1,562.87                  | 0.27%      |
| 6                                | 5525-011-016 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$699.91               | 2,400            | 2,400                        | \$498.08               | 40                |                           | 40                         | \$391.44             | \$1,589.43                  | 0.28%      |
| 7                                | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST               | 5,053          | 5,053                        | \$803.79               | 3,756            | 3,756                        | \$779.50               | 46                |                           | 46                         | \$450.15             | \$2,033.44                  | 0.35%      |
| 8                                | 5525-011-034 | KREGLER ETEKA M TRUST ETEKA M KREGLER TRUST                 | 5,271          | 5,271                        | \$838.46               | 1,462            | 1,462                        | \$303.42               | 48                | 110                       | 158                        | \$1,546.76           | \$2,688.64                  | 0.47%      |
| 9                                | 5525-011-035 | 7213 MELROSE LLC  | 4,400          | 4,400                        | \$699.91               | 2,272            | 2,272                        | \$471.52               | 40                |                           | 40                         | \$391.44             | \$1,562.87                  | 0.27%      |
| 10                               | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                                | 5,924          | 5,924                        | \$942.34               | 12,240           | 12,240                       | \$2,540.22             | 54                | 110                       | 164                        | \$1,608.90           | \$5,091.46                  | 0.89%      |
| 11                               | 5525-012-011 | KERMANI BENJAMIN  | 4,400          | 4,400                        | \$699.91               | 2,855            | 2,855                        | \$592.51               | 40                |                           | 40                         | \$391.44             | \$1,683.86                  | 0.29%      |
| 12                               | 5525-012-012 | 7261 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$699.91               | 3,904            | 3,904                        | \$810.21               | 40                |                           | 40                         | \$391.44             | \$1,901.56                  | 0.33%      |
| 13                               | 5525-012-013 | 7265 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$699.91               | 3,960            | 3,960                        | \$821.84               | 40                |                           | 40                         | \$391.44             | \$1,913.18                  | 0.33%      |
| 14                               | 5525-012-014 | WERKOW STEVEN A ET AL                                       | 4,400          | 4,400                        | \$699.91               | 4,000            | 4,000                        | \$830.14               | 40                |                           | 40                         | \$391.44             | \$1,921.49                  | 0.34%      |
| 15                               | 5525-012-029 | BEHNIU LP   | 9,780          | 9,780                        | \$1,555.71             | 4,190            | 4,190                        | \$869.57               | 90                | 103                       | 193                        | \$1,888.68           | \$4,313.96                  | 0.75%      |
| 16                               | 5525-013-002 | 1040 N WESTERN LLC  | 4,400          | 4,400                        | \$699.91               | 4,240            | 4,240                        | \$879.95               | 40                |                           | 40                         | \$391.44             | \$1,971.29                  | 0.34%      |
| 17                               | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$699.91               | 3,200            | 3,200                        | \$664.11               | 40                |                           | 40                         | \$391.44             | \$1,755.46                  | 0.31%      |
| 18                               | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$699.91               | 6,008            | 6,008                        | \$1,246.87             | 40                |                           | 40                         | \$391.44             | \$2,338.21                  | 0.41%      |
| 19                               | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                    | 4,400          | 4,400                        | \$699.91               | 3,904            | 3,904                        | \$810.21               | 40                |                           | 40                         | \$391.44             | \$1,901.56                  | 0.33%      |
| 20                               | 5525-013-027 | GROUNDINGS CORPORATION                                      | 5,576          | 5,576                        | \$886.98               | 4,843            | 4,843                        | \$1,005.09             | 48                | 103                       | 151                        | \$1,477.67           | \$3,369.74                  | 0.59%      |
| 21                               | 5525-013-028 | SIP 4500 LLC  | 9,990          | 9,990                        | \$1,589.12             | 11,368           | 11,368                       | \$2,359.25             | 90                | 103                       | 193                        | \$1,888.68           | \$5,837.05                  | 1.02%      |
| 22                               | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                         | 4,400          | 4,400                        | \$699.91               | 2,054            | 2,054                        | \$426.28               | 40                |                           | 40                         | \$391.44             | \$1,517.62                  | 0.26%      |
| 23                               | 5525-014-003 | N AND H PARTNERS LLC  | 4,400          | 4,400                        | \$699.91               | 2,081            | 2,081                        | \$431.88               | 40                |                           | 40                         | \$391.44             | \$1,523.23                  | 0.27%      |
| 24                               | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                        | 4,400          | 4,400                        | \$699.91               | 3,200            | 3,200                        | \$664.11               | 40                |                           | 40                         | \$391.44             | \$1,755.46                  | 0.31%      |
| 25                               | 5525-014-005 | SANDO PLACE LLC   | 4,400          | 4,400                        | \$699.91               | 3,200            | 3,200                        | \$664.11               | 40                |                           | 40                         | \$391.44             | \$1,755.46                  | 0.31%      |
| 26                               | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                   | 10,324         | 10,324                       | \$1,642.25             | 6,226            | 6,226                        | \$1,292.11             | 94                | 110                       | 204                        | \$1,996.91           | \$4,931.27                  | 0.86%      |
| 27                               | 5525-014-027 | 7200 MELROSE LLC  | 5,828          | 5,828                        | \$927.07               | 5,241            | 5,241                        | \$1,087.69             | 50                | 106                       | 156                        | \$1,526.60           | \$3,541.35                  | 0.62%      |
| 28                               | 5525-015-001 | 7150 MELROSE LLC  | 10,106         | 10,106                       | \$1,607.57             | 5,488            | 5,488                        | \$1,138.95             | 92                | 110                       | 202                        | \$1,977.24           | \$4,723.76                  | 0.82%      |
| 29                               | 5525-015-002 | FADLON ASHER AND CARMELA                                    | 4,400          | 4,400                        | \$699.91               | 4,000            | 4,000                        | \$830.14               | 40                |                           | 40                         | \$391.44             | \$1,921.49                  | 0.34%      |
| 30                               | 5525-015-003 | 7 MELROSE LLC   | 4,400          | 4,400                        | \$699.91               | 6,008            | 6,008                        | \$1,246.87             | 40                |                           | 40                         | \$391.44             | \$2,338.21                  | 0.41%      |
| 31                               | 5525-015-004 | ONE WAY REAL ESTATE LLC                                     | 4,400          | 4,400                        | \$699.91               | 3,380            | 3,380                        | \$701.47               | 40                |                           | 40                         | \$391.44             | \$1,792.81                  | 0.31%      |
| 32                               | 5525-015-024 | 7174 MELROSE AVENUE LLC                                     | 5,502          | 5,502                        | \$875.21               | 4,645            | 4,645                        | \$964.00               | 48                | 103                       | 151                        | \$1,477.67           | \$3,316.87                  | 0.58%      |
| 33                               | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                        | 10,585         | 10,585                       | \$1,683.77             | 0                | 0                            | \$0.00                 | 96                | 103                       | 199                        | \$1,947.39           | \$3,631.16                  | 0.63%      |
| 34                               | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                        | 5,358          | 5,358                        | \$852.30               | 0                | 0                            | \$0.00                 | 50                |                           | 50                         | \$489.29             | \$1,341.60                  | 0.23%      |
| 35                               | 5525-016-009 | JORDAN EDD M  | 4,400          | 4,400                        | \$699.91               | 3,459            | 3,459                        | \$717.86               | 40                |                           | 40                         | \$391.44             | \$1,809.21                  | 0.32%      |
| 36                               | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS                | 6,926          | 6,926                        | \$1,101.73             | 4,744            | 4,744                        | \$984.54               | 63                | 110                       | 173                        | \$1,688.46           | \$3,774.73                  | 0.66%      |
| 37                               | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                            | 11,021         | 11,021                       | \$1,753.12             | 4,063            | 4,063                        | \$843.21               | 100               | 110                       | 210                        | \$2,055.04           | \$4,651.37                  | 0.81%      |
| 38                               | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                  | 5,401          | 5,401                        | \$859.14               | 6,587            | 6,587                        | \$1,367.03             | 49                | 110                       | 159                        | \$1,557.91           | \$3,784.08                  | 0.66%      |
| 39                               | 5526-008-026 | GROUNDINGS  | 5,401          | 5,401                        | \$859.14               | 4,900            | 4,900                        | \$1,016.92             | 49                |                           | 49                         | \$479.51             | \$2,355.57                  | 0.41%      |
| 40                               | 5526-008-028 | MELROSE ASPIRATIONS LLC                                     | 10,530         | 10,530                       | \$1,675.02             | 10,911           | 10,911                       | \$2,264.41             | 96                |                           | 96                         | \$936.80             | \$4,876.23                  | 0.85%      |
| 41                               | 5526-009-002 | 7361 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$699.91               | 6,240            | 6,240                        | \$1,295.01             | 40                |                           | 40                         | \$391.44             | \$2,386.36                  | 0.42%      |
| 42                               | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$699.91               | 2,960            | 2,960                        | \$614.30               | 40                |                           | 40                         | \$391.44             | \$1,705.65                  | 0.30%      |
| 43                               | 5526-009-025 | COLABELLA PROPERTIES  | 4,400          | 4,400                        | \$699.91               | 3,840            | 3,840                        | \$796.93               | 40                |                           | 40                         | \$391.44             | \$1,888.28                  | 0.33%      |
| 44                               | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                   | 4,400          | 4,400                        | \$699.91               | 3,240            | 3,240                        | \$672.41               | 40                |                           | 40                         | \$391.44             | \$1,763.76                  | 0.31%      |
| 45                               | 5526-009-027 | WINETT KENNETH R TRUST                                      | 9,365          | 9,365                        | \$1,489.70             | 8,006            | 8,006                        | \$1,661.52             | 85                | 110                       | 195                        | \$1,904.43           | \$5,055.65                  | 0.88%      |
| 46                               | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST               | 8,939          | 8,939                        | \$1,421.94             | 6,072            | 6,072                        | \$1,260.15             | 80                | 103                       | 183                        | \$1,790.82           | \$4,472.90                  | 0.78%      |
| 47                               | 5526-010-001 | JEJEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 8,799          | 8,799                        | \$1,399.67             | 5,280            | 5,280                        | \$1,095.78             | 80                | 110                       | 190                        | \$1,859.61           | \$4,355.06                  | 0.76%      |
| 48                               | 5526-010-002 | JEJEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 4,400          | 4,400                        | \$699.91               | 5,125            | 5,125                        | \$1,063.61             | 40                |                           | 40                         | \$391.53             | \$2,155.06                  | 0.38%      |
| 49                               | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$699.91               | 4,194            | 4,194                        | \$870.40               | 40                |                           | 40                         | \$391.53             | \$1,961.84                  | 0.34%      |
| 50                               | 5526-010-025 | BRS LLC   | 4,400          | 4,400                        | \$699.91               | 2,000            | 2,000                        | \$415.07               | 40                |                           | 40                         | \$391.53             | \$1,506.51                  | 0.26%      |
| 51                               | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                         | 4,400          | 4,400                        | \$699.91               | 2,635            | 2,635                        | \$546.85               | 40                |                           | 40                         | \$391.53             | \$1,638.30                  | 0.29%      |
| 52                               | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                              | 4,400          | 4,400                        | \$699.91               | 1,592            | 1,592                        | \$330.39               | 40                | 110                       | 150                        | \$1,468.08           | \$2,498.39                  | 0.44%      |
| 53                               | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                  | 4,400          | 4,400                        | \$699.91               | 4,210            | 4,210                        | \$873.72               | 40                |                           | 40                         | \$391.53             | \$1,965.17                  | 0.34%      |
| 54                               | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                  | 8,799          | 8,799                        | \$1,399.67             | 14,140           | 14,140                       | \$2,934.54             | 80                | 110                       | 190                        | \$1,859.71           | \$6,193.91                  | 1.08%      |
| 55                               | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST          | 4,530          | 4,530                        | \$720.59               | 2,688            | 2,688                        | \$557.85               | 41                |                           | 41                         | \$405.04             | \$1,683.48                  | 0.29%      |
| 56                               | 5526-011-024 | 7449 MELROSE LLC  | 4,113          | 4,113                        | \$654.26               | 4,134            | 4,134                        | \$857.95               | 37                | 110                       | 147                        | \$1,442.34           | \$2,954.55                  | 0.52%      |
| 57                               | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                       | 4,966          | 4,966                        | \$789.95               | 3,680            | 3,680                        | \$763.73               | 45                |                           | 45                         | \$444.18             | \$1,997.85                  | 0.35%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #   | APN          | PROPERTY OWNER   | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----|--------------|--|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 58  | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 4,400          | 4,400                        | \$699.91               | 2,257            | 2,257                        | \$468.41               | 40                |                           | 40                         | \$391.53             | \$1,559.85                  | 0.27%      |
| 59  | 5526-012-025 | JOLIE MELROSE LLC  | 4,400          | 4,400                        | \$699.91               | 1,730            | 1,730                        | \$359.03               | 40                |                           | 40                         | \$391.53             | \$1,450.48                  | 0.25%      |
| 60  | 5526-012-026 | HERSON PROPERTIES LLC                                      | 4,400          | 4,400                        | \$699.91               | 5,349            | 5,349                        | \$1,110.10             | 40                |                           | 40                         | \$391.63             | \$2,201.64                  | 0.38%      |
| 61  | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 5,489          | 5,489                        | \$873.14               | 3,907            | 3,907                        | \$810.84               | 50                | 110                       | 160                        | \$1,565.94           | \$3,249.92                  | 0.57%      |
| 62  | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 2,701          | 2,701                        | \$429.65               | 2,832            | 2,832                        | \$587.74               |                   | 30                        | 30                         | \$293.58             | \$1,310.96                  | 0.23%      |
| 63  | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 6,826          | 6,826                        | \$1,085.82             | 3,794            | 3,794                        | \$787.39               | 83                | 73                        | 156                        | \$1,526.60           | \$3,399.80                  | 0.59%      |
| 64  | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 5,489          | 5,489                        | \$873.14               | 6,763            | 6,763                        | \$1,403.55             | 50                | 110                       | 160                        | \$1,563.00           | \$3,839.70                  | 0.67%      |
| 65  | 5526-013-002 | BUTZ RICHARD COMPANY TRUST BUTZ FAMILY TRUST               | 4,400          | 4,400                        | \$699.91               | 3,866            | 3,866                        | \$802.33               | 40                |                           | 40                         | \$391.63             | \$1,893.87                  | 0.33%      |
| 66  | 5526-013-003 | 7561 MELROSE LLC   | 4,400          | 4,400                        | \$699.91               | 2,800            | 2,800                        | \$581.10               | 40                |                           | 40                         | \$391.53             | \$1,672.54                  | 0.29%      |
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                       | 4,400          | 4,400                        | \$699.91               | 3,600            | 3,600                        | \$747.12               | 40                |                           | 40                         | \$391.53             | \$1,838.57                  | 0.32%      |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC             | 4,400          | 4,400                        | \$699.91               | 3,680            | 3,680                        | \$763.73               | 40                |                           | 40                         | \$391.63             | \$1,855.27                  | 0.32%      |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                               | 5,489          | 5,489                        | \$873.14               | 7,397            | 7,397                        | \$1,535.13             | 50                | 110                       | 160                        | \$1,565.94           | \$3,974.21                  | 0.69%      |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN        | 7,971          | 7,971                        | \$1,267.95             | 5,400            | 5,400                        | \$1,120.69             | 90                | 110                       | 200                        | \$1,957.57           | \$4,346.21                  | 0.76%      |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                               | 4,400          | 4,400                        | \$699.91               | 3,840            | 3,840                        | \$796.93               | 40                |                           | 40                         | \$391.53             | \$1,888.38                  | 0.33%      |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND          | 4,400          | 4,400                        | \$699.91               | 4,800            | 4,800                        | \$996.16               | 40                |                           | 40                         | \$391.63             | \$2,087.71                  | 0.36%      |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                  | 5,350          | 5,350                        | \$851.03               | 3,474            | 3,474                        | \$720.97               | 50                | 107                       | 157                        | \$1,536.58           | \$3,108.58                  | 0.54%      |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                               | 6,199          | 6,199                        | \$986.08               | 4,200            | 4,200                        | \$871.64               | 40                |                           | 40                         | \$391.53             | \$2,249.26                  | 0.39%      |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                         | 4,400          | 4,400                        | \$699.91               | 3,800            | 3,800                        | \$788.63               | 40                |                           | 40                         | \$391.53             | \$1,880.08                  | 0.33%      |
| 76  | 5526-015-025 | MELROSE RENTALS LLC  | 4,400          | 4,400                        | \$699.91               | 2,400            | 2,400                        | \$498.08               | 40                |                           | 40                         | \$391.53             | \$1,589.53                  | 0.28%      |
| 77  | 5526-015-026 | MONTTE NAPOLEONE INC                                       | 4,400          | 4,400                        | \$699.91               | 4,000            | 4,000                        | \$830.14               | 40                |                           | 40                         | \$391.63             | \$1,921.68                  | 0.34%      |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                                 | 5,500          | 5,500                        | \$874.89               | 2,304            | 2,304                        | \$478.16               | 50                | 110                       | 160                        | \$1,565.94           | \$2,918.99                  | 0.51%      |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR     | 9,278          | 9,278                        | \$1,475.86             | 14,626           | 14,626                       | \$3,035.40             | 84                | 103                       | 187                        | \$1,829.96           | \$6,341.22                  | 1.11%      |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST      | 9,888          | 9,888                        | \$1,572.89             | 5,681            | 5,681                        | \$1,179.00             | 90                | 110                       | 200                        | \$1,957.57           | \$4,709.47                  | 0.82%      |
| 81  | 5526-016-002 | SIDON INC  | 4,400          | 4,400                        | \$699.91               | 3,600            | 3,600                        | \$747.12               | 40                |                           | 40                         | \$391.53             | \$1,838.57                  | 0.32%      |
| 82  | 5526-016-025 | FISCH PROPERTIES LP  | 4,400          | 4,400                        | \$699.91               | 3,600            | 3,600                        | \$747.12               | 40                |                           | 40                         | \$391.53             | \$1,838.57                  | 0.32%      |
| 83  | 5526-016-028 | FISCH PROPERTIES LP  | 9,888          | 9,888                        | \$1,572.89             | 5,205            | 5,205                        | \$1,080.22             | 90                | 110                       | 200                        | \$1,957.57           | \$4,610.68                  | 0.80%      |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                     | 9,900          | 9,900                        | \$1,574.80             | 5,292            | 5,292                        | \$1,098.27             | 90                | 110                       | 200                        | \$1,957.18           | \$4,630.25                  | 0.81%      |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                  | 17,860         | 17,860                       | \$2,841.01             | 15,546           | 15,546                       | \$3,226.33             | 163               | 103                       | 266                        | \$2,603.05           | \$8,670.38                  | 1.51%      |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 3,528          | 3,528                        | \$561.20               | 2,990            | 2,990                        | \$620.53               | 32                |                           | 32                         | \$314.03             | \$1,495.76                  | 0.26%      |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.43               | 1,760            | 1,760                        | \$365.26               | 40                |                           | 40                         | \$391.63             | \$1,491.32                  | 0.26%      |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.43               | 4,559            | 4,559                        | \$946.15               | 40                |                           | 40                         | \$391.63             | \$2,072.21                  | 0.36%      |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                      | 9,017          | 9,017                        | \$1,434.34             | 5,995            | 5,995                        | \$1,244.17             | 82                | 110                       | 192                        | \$1,879.77           | \$4,558.28                  | 0.80%      |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                         | 5,236          | 5,236                        | \$832.90               | 5,637            | 5,637                        | \$1,169.87             | 46                | 103                       | 149                        | \$1,458.10           | \$3,460.86                  | 0.60%      |
| 91  | 5526-019-001 | JANCOS JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCOS TR   | 8,799          | 8,799                        | \$1,399.67             | 12,410           | 12,410                       | \$2,575.50             | 80                | 110                       | 190                        | \$1,859.61           | \$5,834.78                  | 1.02%      |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$699.91               | 1,844            | 1,844                        | \$382.69               | 40                |                           | 40                         | \$391.53             | \$1,474.14                  | 0.26%      |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$699.91               | 4,020            | 4,020                        | \$834.29               | 40                |                           | 40                         | \$391.53             | \$1,925.73                  | 0.34%      |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$699.91               | 3,411            | 3,411                        | \$707.90               | 40                |                           | 40                         | \$391.53             | \$1,799.35                  | 0.31%      |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                  | 8,799          | 8,799                        | \$1,399.67             | 6,966            | 6,966                        | \$1,445.68             | 80                | 110                       | 190                        | \$1,859.61           | \$4,704.96                  | 0.82%      |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                    | 4,950          | 4,950                        | \$787.40               | 2,352            | 2,352                        | \$488.12               | 45                | 110                       | 155                        | \$1,513.09           | \$2,788.62                  | 0.49%      |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                                 | 4,400          | 4,400                        | \$699.91               | 3,920            | 3,920                        | \$813.53               | 40                |                           | 40                         | \$391.44             | \$1,904.88                  | 0.33%      |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST        | 4,400          | 4,400                        | \$699.91               | 3,510            | 3,510                        | \$728.45               | 40                |                           | 40                         | \$391.44             | \$1,819.79                  | 0.32%      |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                       | 4,400          | 4,400                        | \$699.91               | 3,808            | 3,808                        | \$790.29               | 40                |                           | 40                         | \$391.44             | \$1,881.64                  | 0.33%      |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                      | 8,800          | 8,800                        | \$1,399.82             | 6,000            | 6,000                        | \$1,245.21             | 80                |                           | 80                         | \$782.87             | \$3,427.90                  | 0.60%      |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                                 | 9,365          | 9,365                        | \$1,489.70             | 6,536            | 6,536                        | \$1,356.44             | 85                | 110                       | 195                        | \$1,904.43           | \$4,750.58                  | 0.83%      |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7,362          | 7,362                        | \$1,171.08             | 7,370            | 7,370                        | \$1,529.53             | 67                | 110                       | 177                        | \$1,734.35           | \$4,434.96                  | 0.77%      |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 4,400          | 4,400                        | \$699.91               | 3,620            | 3,620                        | \$751.27               | 40                |                           | 40                         | \$391.44             | \$1,842.62                  | 0.32%      |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS                | 5,184          | 5,184                        | \$824.62               | 5,170            | 5,170                        | \$1,072.95             | 47                |                           | 47                         | \$457.29             | \$2,354.87                  | 0.41%      |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERP      | 4,269          | 4,269                        | \$679.07               | 3,520            | 3,520                        | \$730.52               | 40                |                           | 40                         | \$391.44             | \$1,801.03                  | 0.31%      |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST        | 11,021         | 11,021                       | \$1,753.12             | 7,865            | 7,865                        | \$1,632.26             | 100               | 110                       | 210                        | \$2,055.04           | \$5,440.42                  | 0.95%      |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                        | 5,800          | 5,800                        | \$922.61               | 4,014            | 4,014                        | \$833.04               | 44                | 131                       | 175                        | \$1,714.29           | \$3,469.95                  | 0.61%      |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLA     | 5,184          | 5,184                        | \$824.62               | 4,400            | 4,400                        | \$913.15               | 40                |                           | 40                         | \$391.53             | \$2,129.31                  | 0.37%      |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                                | 5,140          | 5,140                        | \$817.62               | 7,316            | 7,316                        | \$1,518.32             | 40                |                           | 40                         | \$391.53             | \$2,727.48                  | 0.48%      |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                         | 5,140          | 5,140                        | \$817.62               | 2,850            | 2,850                        | \$591.47               | 40                |                           | 40                         | \$391.63             | \$1,800.73                  | 0.31%      |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                    | 11,220         | 11,220                       | \$1,784.78             | 286              | 286                          | \$59.35                | 86                | 119                       | 205                        | \$2,006.11           | \$3,850.24                  | 0.67%      |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                                 | 4,966          | 4,966                        | \$789.95               | 6,400            | 6,400                        | \$1,328.22             | 40                |                           | 40                         | \$391.63             | \$2,509.80                  | 0.44%      |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                  | 6,040          | 6,040                        | \$960.79               | 2,622            | 2,622                        | \$546.16               | 46                | 122                       | 168                        | \$1,644.03           | \$3,148.97                  | 0.55%      |
| 114 | 5527-008-026 | 499 CANON LLC  | 5,937          | 5,937                        | \$944.40               | 6,954            | 6,954                        | \$1,443.19             | 130               | 44                        | 174                        | \$1,702.74           | \$4,090.34                  | 0.71%      |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR       | 10,097         | 10,097                       | \$1,606.14             | 8,937            | 8,937                        | \$1,440.02             | 79                | 79                        | 79                         | \$773.09             | \$3,819.25                  | 0.67%      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST            | 4,879          | 4,879                        | \$776.11               | 1,610            | 1,610                        | \$334.13               | 40                |                           | 40                         | \$391.63             | \$1,501.87                  | 0.26%      |
| 117 | 5527-009-012 | FADLON ISACK   | 4,792          | 4,792                        | \$762.27               | 0                | 0                            | \$0.00                 | 40                |                           | 40                         | \$391.63             | \$1,153.90                  | 0.20%      |
| 118 | 5527-009-013 | FADLON ISACK   | 4,835          | 4,835                        | \$769.11               | 7,890            | 7,890                        | \$1,637.45             | 40                |                           | 40                         | \$391.63             | \$2,798.19                  | 0.49%      |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST                | 3,572          | 3,572                        | \$568.20               | 2,152            | 2,152                        | \$446.61               | 30                | 119                       | 149                        | \$1,459.86           | \$2,474.67                  | 0.43%      |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                   | 7,144          | 7,144                        | \$1,136.40             | 4,176            | 4,176                        | \$866.66               | 60                |                           | 60                         | \$585.88             | \$2,588.95                  | 0.45%      |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                        | 8,189          | 8,189                        | \$1,302.63             | 8,358            | 8,358                        | \$1,342.79             | 91                | 91                        | 91                         | \$890.52             | \$3,535.94                  | 0.62%      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                   | 2,701          | 2,701                        | \$429.65               | 4,740            | 4,740                        | \$983.71               | 91                | 31                        | 122                        | \$1,193.88           | \$2,607.24                  | 0.46%      |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                          | 10,367         | 10,367                       | \$1,649.09             | 7,852            | 7,852                        | \$1,629.56             | 90                | 115                       | 205                        | \$2,006.60           | \$5,285.25                  | 0.92%      |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                     | 4,661          | 4,661                        | \$741.43               | 5,506            | 5,506                        | \$1,142.68             | 40                |                           | 40                         | \$391.63             | \$2,275.75                  | 0.40%      |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                        | 4,661          | 4,661                        | \$741.43               | 4,240            | 4,240                        | \$879.95               | 40                |                           | 40                         | \$391.63             | \$2,013.01                  | 0.35%      |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                   | 4,661          | 4,661                        | \$741.43               | 3,338            | 3,338                        | \$692.75               | 40                |                           | 40                         | \$391.63             | \$1,825.81                  | 0.32%      |
| 127 | 5527-010-013 | GOLBARI LLC  | 5,881          | 5,881                        | \$935.50               | 8,160            | 8,160                        | \$1,693.48             | 50                | 118                       | 168                        | \$1,644.32           | \$4,273.30                  | 0.75%      |
| 128 | 5527-011-005 | MELPAX HOLDINGS LLC  | 3,645          | 3,645                        | \$579.81               | 3,600            | 3,600                        | \$747.12               | 31                | 105                       | 136                        | \$1,330.88           | \$2,657.82                  | 0.46%      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                             | 8,102          | 8,102                        | \$1,288.79             | 1,000            | 1,000                        | \$207.53               | 68                | 102                       | 170                        | \$1,663.60           | \$3,159.93                  | 0.55%      |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                      | 8,102          | 8,102                        | \$1,369.60             | 1,000            | 1,000                        | \$207.53               | 80                |                           | 80                         | \$783.26             | \$2,360.40                  | 0.41%      |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 9,801          | 9,801                        | \$1,559.05             | 6,256            | 6,256                        | \$1,298.33             | 89                | 110                       | 199                        | \$1,943.67           | \$4,801.06                  | 0.84%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #                 | APN          | PROPERTY OWNER                                       |
|-------------------|--------------|--|
| 132               | 5527-022-002 | K G MELROSE PROPERTIES LLC                           |
| 133               | 5527-022-025 | K G MELROSE PROPERTIES LLC                           |
| 134               | 5527-022-026 | K G MELROSE PROPERTIES LLC                           |
| 135               | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                         |
| 136               | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES RO |
| 137               | 5527-023-025 | D A D E S INC  |
| 138               | 5527-023-026 | YOUNG ISRAEL OF L A                                  |
| 139               | 5527-023-029 | 7650 MELROSE LLC                                     |
| Zone 1 Sub Totals |              |  |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 2,222          | 2,222                        | \$353.46               |
| 3,311          | 3,311                        | \$526.68               |
| 3,311          | 3,311                        | \$526.68               |
| 9,801          | 9,801                        | \$1,559.05             |
| 4,400          | 4,400                        | \$699.91               |
| 4,400          | 4,400                        | \$699.91               |
| 9,583          | 9,583                        | \$1,524.38             |
| 9,500          | 9,500                        | \$1,511.17             |
| 839,403        | 839,403                      | \$133,524.65           |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 1,710            | 1,710                        | \$354.88               |
| 1,600            | 1,600                        | \$332.05               |
| 2,550            | 2,550                        | \$529.21               |
| 6,160            | 6,160                        | \$1,278.41             |
| 3,560            | 3,560                        | \$738.82               |
| 2,400            | 2,400                        | \$498.08               |
| 3,611            | 2,792                        | \$579.41               |
| 13,590           | 13,590                       | \$2,820.39             |
| 648,091          | 643,386                      | \$133,524.65           |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 20                |                           | 20                         | \$191.41             |
| 30                |                           | 30                         | \$298.27             |
| 30                |                           | 30                         | \$293.58             |
| 89                | 110                       | 199                        | \$1,943.67           |
| 40                |                           | 40                         | \$391.63             |
| 40                |                           | 40                         | \$391.63             |
| 87                | 110                       | 197                        | \$1,928.90           |
| 83                | 103                       | 186                        | \$1,820.18           |
| 7,502             | 6,143                     | 13,645                     | \$133,524.65         |

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
| \$899.75                    | 0.16%      |
| \$1,157.01                  | 0.20%      |
| \$1,349.47                  | 0.24%      |
| \$4,781.14                  | 0.83%      |
| \$1,830.37                  | 0.32%      |
| \$1,589.63                  | 0.28%      |
| \$4,032.68                  | 0.70%      |
| \$6,151.74                  | 1.07%      |
| \$400,573.96                | 69.93%     |

| Zone 2 Public Schools |              |  |
|-----------------------|--------------|--|
| 140                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY |
| 141                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS         |
| Zone 2 Sub Totals     |              |  |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 155,784        | 155,784                      | \$1,905.45             |
| 1,065,042      | 1,065,042                    | \$13,026.89            |
| 1,220,826      | 1,220,826                    | \$14,932.33            |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 25,209           | 25,209                       | \$1,472.02             |
| 230,513          | 230,513                      | \$13,460.31            |
| 255,722          | 255,722                      | \$14,932.33            |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 264               | 240                       | 504                        | \$2,905.75           |
| 816               | 1270                      | 2,086                      | \$12,026.58          |
| 1,080             | 1,510                     | 2,590                      | \$14,932.33          |

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
| \$6,283.22                  | 1.10%      |
| \$38,513.77                 | 6.72%      |
| \$44,797.00                 | 7.82%      |

| Zone 3 E/O La Brea to Highland |              |   |
|--------------------------------|--------------|---|
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC                           |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 145                            | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED   |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                     |
| 147                            | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                       |
| 148                            | 5524-014-023 | MADISON RENTALS WEST LLC                            |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST |
| 150                            | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIKJIAN SONIA           |
| 151                            | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST      |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                               |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                  |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST    |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                            |
| 156                            | 5524-017-001 | MELHAM LLC  |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                           |
| 158                            | 5524-017-019 | 6620 MELROSE LLC                                    |
| 159                            | 5524-017-020 | BOYD MELROSE LLC                                    |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                |
| 164                            | 5525-007-007 | 6911 MELROSE AVENUE LLC                             |
| 165                            | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC              |
| 166                            | 5525-007-009 | ROSENTHAL CLARA                                     |
| 167                            | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                  |
| 168                            | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                            |
| 169                            | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                         |
| 170                            | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                         |
| 171                            | 5525-008-008 | BROWN MICHAEL H                                     |
| 172                            | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                   |
| 173                            | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                            |
| 174                            | 5525-017-011 | MELROSE CROSSING LLC                                |
| 175                            | 5525-017-019 | MELROSE CROSSING LLC                                |
| 176                            | 5525-018-001 | MORRIS ANDREW                                       |
| 177                            | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                   |
| 178                            | 5525-018-003 | MARCUS KENNETH C                                    |
| 179                            | 5525-018-004 | AGENT 99 LLC  |
| 180                            | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES             |
| Zone 3 Sub Totals              |              |   |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 7,057          | 7,057                        | \$1,246.23             |
| 3,528          | 3,528                        | \$623.02               |
| 3,528          | 3,528                        | \$623.02               |
| 6,800          | 6,800                        | \$1,200.84             |
| 3,440          | 3,440                        | \$607.48               |
| 3,572          | 3,572                        | \$630.79               |
| 1,786          | 1,786                        | \$315.40               |
| 11,190         | 11,190                       | \$1,976.09             |
| 8,799          | 8,799                        | \$1,553.85             |
| 8,799          | 8,799                        | \$1,553.85             |
| 8,799          | 8,799                        | \$1,553.85             |
| 8,799          | 8,799                        | \$1,553.85             |
| 4,400          | 4,400                        | \$777.01               |
| 12,188         | 12,188                       | \$2,152.33             |
| 13,803         | 13,803                       | \$2,437.53             |
| 4,400          | 4,400                        | \$777.01               |
| 5,837          | 5,837                        | \$1,030.78             |
| 3,833          | 3,833                        | \$676.89               |
| 7,928          | 7,928                        | \$1,400.04             |
| 1,786          | 1,786                        | \$315.40               |
| 1,786          | 1,786                        | \$315.40               |
| 1,786          | 1,786                        | \$315.40               |
| 1,786          | 1,786                        | \$315.40               |
| 5,400          | 5,400                        | \$953.61               |
| 3,615          | 3,615                        | \$638.39               |
| 4,269          | 4,269                        | \$753.88               |
| 5,456          | 5,456                        | \$963.50               |
| 3,659          | 3,659                        | \$646.16               |
| 3,659          | 3,659                        | \$646.16               |
| 1,830          | 1,830                        | \$323.17               |
| 3,659          | 3,659                        | \$646.16               |
| 3,877          | 3,877                        | \$684.66               |
| 5,345          | 5,345                        | \$943.90               |
| 16,814         | 16,814                       | \$2,969.26             |
| 16,814         | 16,814                       | \$2,969.26             |
| 9,670          | 9,670                        | \$1,707.67             |
| 4,400          | 4,400                        | \$777.01               |
| 4,400          | 4,400                        | \$777.01               |
| 4,400          | 4,400                        | \$777.01               |
| 9,480          | 9,480                        | \$1,674.11             |
| 240,591        | 240,591                      | \$42,487.00            |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 3,046            | 3,046                        | \$729.87               |
| 3,194            | 3,194                        | \$765.33               |
| 1,820            | 1,820                        | \$436.10               |
| 2,880            | 2,880                        | \$690.09               |
| 3,400            | 3,400                        | \$814.69               |
| 2,800            | 2,800                        | \$670.92               |
| 2,560            | 2,560                        | \$613.41               |
| 6,000            | 6,000                        | \$1,437.69             |
| 3,116            | 3,116                        | \$746.64               |
| 6,980            | 6,980                        | \$1,672.51             |
| 8,240            | 8,240                        | \$1,974.43             |
| 3,373            | 3,373                        | \$808.22               |
| 6,560            | 6,560                        | \$1,571.88             |
| 14,751           | 11,269                       | \$2,700.20             |
| 13,981           | 13,981                       | \$3,350.06             |
| 4,120            | 4,120                        | \$987.21               |
| 3,180            | 3,180                        | \$761.98               |
| 3,517            | 3,517                        | \$842.73               |
| 1,965            | 1,965                        | \$470.84               |
| 868              | 868                          | \$207.99               |
| 800              | 800                          | \$191.69               |
| 2,214            | 2,214                        | \$530.51               |
| 3,600            | 3,600                        | \$862.61               |
| 2,764            | 2,764                        | \$662.30               |
| 2,490            | 2,490                        | \$596.64               |
| 4,778            | 4,778                        | \$1,144.88             |
| 2,400            | 2,400                        | \$575.08               |
| 4,736            | 4,736                        | \$1,134.82             |
| 1,800            | 1,800                        | \$431.31               |
| 3,200            | 3,200                        | \$766.77               |
| 2,349            | 2,349                        | \$562.86               |
| 1,810            | 1,810                        | \$433.70               |
| 23,039           | 23,039                       | \$5,520.49             |
| 200              | 200                          | \$47.92                |
| 6,160            | 6,160                        | \$1,476.03             |
| 5,784            | 5,784                        | \$1,385.93             |
| 5,114            | 5,114                        | \$1,225.39             |
| 6,080            | 6,080                        | \$1,456.86             |
| 6,773            | 5,127                        | \$1,228.40             |
| 182,442          | 177,313                      | \$42,487.00            |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 80                | 89                        | 169                        | \$1,724.37           |
| 40                |                           | 40                         | \$408.14             |
| 40                |                           | 40                         | \$408.14             |
| 76                | 81                        | 157                        | \$1,601.93           |
| 40                | 89                        | 129                        | \$1,316.24           |
| 40                |                           | 40                         | \$408.14             |
| 20                |                           | 20                         | \$204.07             |
| 129               | 81                        | 210                        | \$2,142.71           |
| 80                | 110                       | 190                        | \$1,938.65           |
| 80                |                           | 80                         | \$816.27             |
| 80                | 110                       | 190                        | \$1,938.65           |
| 80                | 110                       | 190                        | \$1,938.65           |
| 40                |                           | 40                         | \$408.14             |
| 111               | 103                       | 214                        | \$2,179.50           |
| 128               | 110                       | 238                        | \$2,429.73           |
| 40                |                           | 40                         | \$408.14             |
| 53                |                           | 53                         | \$538.84             |
| 35                | 110                       | 145                        | \$1,482.76           |
| 89                | 90                        | 179                        | \$1,821.31           |
| 20                |                           | 20                         | \$204.07             |
| 20                |                           | 20                         | \$204.07             |
| 20                |                           | 20                         | \$204.07             |
| 60                |                           | 60                         | \$612.20             |
| 40                |                           | 40                         | \$408.14             |
| 49                | 89                        | 138                        | \$1,402.97           |
| 60                |                           | 60                         | \$612.20             |
| 40                |                           | 40                         | \$408.14             |
| 40                |                           | 40                         | \$408.14             |
| 20                |                           | 20                         | \$204.07             |
| 40                |                           | 40                         | \$408.14             |
| 43                | 90                        | 133                        | \$1,358.48           |
| 56                | 82                        | 138                        | \$1,408.07           |
| 153               | 110                       | 263                        | \$2,683.49           |
| 153               | 110                       | 263                        | \$2,683.49           |
| 89                | 110                       | 199                        | \$2,030.48           |
| 40                | 0                         | 40                         | \$408.14             |
| 40                | 0                         | 40                         | \$408.14             |
| 40                | 0                         | 40                         | \$408.14             |
| 84                | 103                       | 187                        | \$1,908.04           |
| 2,387             | 1,777                     | 4,164                      | \$42,487.00          |

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
| \$3,700.47                  | 0.65%      |
| \$1,796.49                  | 0.31%      |
| \$1,467.26                  | 0.26%      |
| \$3,492.87                  | 0.61%      |
| \$2,738.41                  | 0.48%      |
| \$1,709.85                  | 0.30%      |
| \$1,132.88                  | 0.20%      |
| \$5,556.49                  | 0.97%      |
| \$4,239.14                  | 0.74%      |
| \$4,042.64                  | 0.71%      |
| \$5,466.93                  | 0.95%      |
| \$4,300.72                  | 0.75%      |
| \$2,757.03                  | 0.48%      |
| \$7,032.03                  | 1.23%      |
| \$8,217.33                  | 1.43%      |
| \$2,172.37                  | 0.38%      |
| \$2,331.60                  | 0.41%      |
| \$3,002.37                  | 0.52%      |
| \$3,692.19                  | 0.64%      |
| \$727.45                    | 0.13%      |
| \$711.16                    | 0.12%      |
| \$1,049.97                  | 0.18%      |
| \$2,428.43                  | 0.42%      |
| \$1,708.82                  | 0.30%      |
| \$2,753.49                  | 0.48%      |
| \$2,720.58                  | 0.47%      |
| \$1,629.37                  | 0.28%      |
| \$2,189.11                  | 0.38%      |
| \$958.54                    | 0.17%      |
| \$1,821.06                  | 0.32%      |
| \$2,605.99                  | 0.45%      |
| \$2,785.67                  | 0.49%      |
| \$11,173.24                 | 1.95%      |
| \$5,700.67                  | 1.00%      |
| \$5,214.17                  | 0.91%      |
| \$2,571.09                  | 0.45%      |
| \$2,410.54                  | 0.42%      |
| \$2,642.01                  | 0.46%      |
| \$4,810.55                  | 0.84%      |
| \$127,460.99                | 22.25%     |

|                           |
|---------------------------|
| Melrose PBID Grand Totals |
|---------------------------|

|           |           |              |
|-----------|-----------|--------------|
| 2,300,820 | 2,300,820 | \$190,943.98 |
|-----------|-----------|--------------|

|           |           |              |
|-----------|-----------|--------------|
| 1,086,255 | 1,076,421 | \$190,943.98 |
|-----------|-----------|--------------|

|        |       |        |              |
|--------|-------|--------|--------------|
| 10,969 | 9,430 | 20,399 | \$190,943.98 |
|--------|-------|--------|--------------|

|              |      |
|--------------|------|
| \$572,831.94 | 100% |
|--------------|------|

100.00%

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| # | APN | PROPERTY OWNER |
|---|-----|----------------|
|---|-----|----------------|

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
|----------------|------------------------------|------------------------|

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
|------------------|------------------------------|------------------------|

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
|-------------------|---------------------------|----------------------------|----------------------|

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
|-----------------------------|------------|

| Zone 1 Budget<br>\$400,574 | Zone 2 Budget<br>\$44,797              | Zone 3 Budget<br>\$127,461 | Total Budget<br>572,832 |
|----------------------------|--|----------------------------|-------------------------|
|                            |  |                            |                         |
| 33%                        | <u>Lot Area Factor =</u>               | <u>Budget Amount</u>       | <u>Assessment Rates</u> |
|                            | <u>Zone 1</u> Lot Area SF Rate         | \$133,524.65               | \$0.1591                |
|                            | <u>Zone 2</u> Lot Area SF Rate         | \$14,932.33                | \$0.0122                |
|                            | <u>Zone 3</u> Lot Area SF Rate         | \$42,487.00                | \$0.1766                |
| 33%                        | <u>Improvement Area Factor =</u>       |                            |                         |
|                            | <u>Zone 1</u> Improvement Area SF Rate | \$133,524.65               | \$0.2075                |
|                            | <u>Zone 2</u> Improvement Area SF Rate | \$14,932.33                | \$0.0584                |
|                            | <u>Zone 3</u> Improvement Area SF Rate | \$42,487.00                | \$0.2396                |
| 33%                        | <u>Street Frontage Factor</u>          |                            |                         |
|                            | <u>Zone 1</u> Street Frontage SF Rate  | \$133,524.65               | \$9.7859                |
|                            | <u>Zone 2</u> Street Frontage SF Rate  | \$14,932.33                | \$5.7654                |
|                            | <u>Zone 3</u> Street Frontage SF Rate  | \$42,487.00                | \$10.2034               |

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #                                | APN          | PROPERTY OWNER   | SITE ADDRESS            | TOTAL ASSESSMENT 2019 |
|----------------------------------|--------------|--|-------------------------|-----------------------|
| <b>Zone 1 Fairfax to La Brea</b> |              |  |                         |                       |
| 1                                | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                  | 7119 MELROSE AVE        | \$6,287.40            |
| 2                                | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                    | 7101 MELROSE AVE        | \$4,088.18            |
| 3                                | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                | 7201 MELROSE AVE        | \$4,395.21            |
| 4                                | 5525-011-013 | HAGER DAVID AND JUDITH                                     | 7207 MELROSE AVE        | \$2,044.79            |
| 5                                | 5525-011-015 | STERN MIKE AND DENISE                                      | 7217 MELROSE AVE        | \$1,562.27            |
| 6                                | 5525-011-016 | STERN MIKE AND DENISE                                      | 7219 MELROSE AVE        | \$1,588.80            |
| 7                                | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST              | 7225 MELROSE AVE        | \$2,032.44            |
| 8                                | 5525-011-034 | KREGLER ETELKA M TRUST ETELKA M KREGLER TRUST              | 7229 MELROSE AVE        | \$2,688.25            |
| 9                                | 5525-011-035 | 7213 MELROSE LLC   | 7213 MELROSE AVE        | \$1,562.27            |
| 10                               | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                               | 7253 MELROSE AVE        | \$5,088.23            |
| 11                               | 5525-012-011 | KERMANI BENJAMIN   | 7257 MELROSE AVE        | \$1,683.11            |
| 12                               | 5525-012-012 | 7261 MELROSE AVENUE LLC                                    | 7261 MELROSE AVE        | \$1,900.53            |
| 13                               | 5525-012-013 | 7265 MELROSE AVENUE LLC                                    | 7265 MELROSE AVE        | \$1,912.14            |
| 14                               | 5525-012-014 | WERKOW STEVEN A ET AL                                      | 7269 MELROSE AVE        | \$1,920.43            |
| 15                               | 5525-012-029 | BEHNU LP   | 7275 MELROSE AVE        | \$4,312.85            |
| 16                               | 5525-013-002 | 1040 N WESTERN LLC   | 7260 MELROSE AVE        | \$1,970.17            |
| 17                               | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                 | 7266 MELROSE AVE        | \$1,754.61            |
| 18                               | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                 | 7268 MELROSE AVE        | \$2,336.63            |
| 19                               | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                   | 7274 MELROSE AVE        | \$1,900.53            |
| 20                               | 5525-013-027 | GROUNDINGS CORPORATION                                     | 7280 MELROSE AVE        | \$3,368.46            |
| 21                               | 5525-013-028 | SIP 4500 LLC   | 7250 MELROSE AVE        | \$5,834.05            |
| 22                               | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                        | 7206 MELROSE AVE        | \$1,517.08            |
| 23                               | 5525-014-003 | N AND H PARTNERS LLC                                       | 7210 MELROSE AVE        | \$1,522.68            |
| 24                               | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                       | 7214 MELROSE AVE        | \$1,754.61            |
| 25                               | 5525-014-005 | SANDO PLACE LLC  | 7220 MELROSE AVE        | \$1,754.61            |
| 26                               | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                  | 7224 MELROSE AVE        | \$4,929.62            |
| 27                               | 5525-014-027 | 7200 MELROSE LLC   | 7200 MELROSE AVE        | \$3,539.97            |
| 28                               | 5525-015-001 | 7150 MELROSE LLC   | 7150 MELROSE AVE        | \$4,722.31            |
| 29                               | 5525-015-002 | FADLON ASHER AND CARMELA                                   | 7160 MELROSE AVE        | \$1,920.43            |
| 30                               | 5525-015-003 | 7 MELROSE LLC  | 7164 MELROSE AVE        | \$2,336.63            |
| 31                               | 5525-015-004 | ONE WAY REAL ESTATE LLC                                    | 7172 MELROSE AVE        | \$1,791.92            |
| 32                               | 5525-015-024 | 7174 MELROSE AVENUE LLC                                    | 7174 MELROSE AVE        | \$3,315.65            |
| 33                               | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7100 MELROSE AVE        | \$3,631.16            |
| 34                               | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7110 MELROSE AVE        | \$1,341.60            |
| 35                               | 5525-016-009 | JORDAN EDD M   | 7112 MELROSE AVE        | \$1,808.30            |
| 36                               | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS               | 7120 MELROSE AVE        | \$3,773.47            |
| 37                               | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                           | 7325 MELROSE AVE        | \$4,650.30            |
| 38                               | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                 | 705 N POINSETTIA PL     | \$3,782.35            |
| 39                               | 5526-008-026 | GROUNDINGS   | 7307 MELROSE AVE        | \$2,354.28            |
| 40                               | 5526-008-028 | MELROSE ASPIRATIONS LLC                                    | 7311 MELROSE AVE        | \$4,873.35            |
| 41                               | 5526-009-002 | 7361 MELROSE AVENUE LLC                                    | 7361 MELROSE AVE        | \$2,384.72            |
| 42                               | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7365 MELROSE AVE        | \$1,704.87            |
| 43                               | 5526-009-025 | COLABELLA PROPERTIES                                       | 7369 MELROSE AVE        | \$1,887.27            |
| 44                               | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                  | 7373 MELROSE AVE        | \$1,762.90            |
| 45                               | 5526-009-027 | WINETT KENNETH R TRUST                                     | 7377 MELROSE AVE        | \$5,053.54            |
| 46                               | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST              | 7351 MELROSE AVE        | \$4,471.30            |
| 47                               | 5526-010-001 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7401 MELROSE AVE        | \$4,353.67            |
| 48                               | 5526-010-002 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7409 MELROSE AVE        | \$2,153.71            |
| 49                               | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7415 MELROSE AVE        | \$1,960.74            |
| 50                               | 5526-010-025 | BRS LLC  | 7419 MELROSE AVE        | \$1,505.99            |
| 51                               | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                        | 7427 MELROSE AVE        | \$1,637.60            |
| 52                               | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                             | 7435 MELROSE AVE        | \$2,497.97            |
| 53                               | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                 | 7467 MELROSE AVE        | \$1,964.05            |
| 54                               | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                 | 7471 MELROSE AVE        | \$6,190.18            |
| 55                               | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST         | 7461 MELROSE AVE        | \$1,682.77            |
| 56                               | 5526-011-024 | 7449 MELROSE LLC   | 7451 MELROSE AVE        | \$2,953.46            |
| 57                               | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                      | 7453 MELROSE AVE        | \$1,996.88            |
| 58                               | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 7509 MELROSE AVE        | \$1,559.26            |
| 59                               | 5526-012-025 | JOLIE MELROSE LLC  | 7515 MELROSE AVE        | \$1,450.02            |
| 60                               | 5526-012-026 | HERSON PROPERTIES LLC                                      | 7519 MELROSE AVE        | \$2,200.23            |
| 61                               | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 7525 MELROSE AVE        | \$3,248.88            |
| 62                               | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 709 N GARDNER ST        | \$1,310.22            |
| 63                               | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 7501 MELROSE AVE        | \$3,398.80            |
| 64                               | 5526-013-001 | DEMIRCIPT STEVE AND ARYET TRUST DEMIRCIPT FAMILY TRUST     | 705 N SIERRA BONITA AVE | \$3,837.91            |
| 65                               | 5526-013-002 | BLITZ RICHARD COMPANY TRUST BLITZ FAMILY TRUST             | 7555 MELROSE AVE        | \$1,892.85            |
| 66                               | 5526-013-003 | 7561 MELROSE LLC   | 7561 MELROSE AVE        | \$1,671.80            |

**MELROSE PBID DISTRICT PARCEL LIST FOR 2019**

| #   | APN          | PROPERTY OWNER   | SITE ADDRESS           | TOTAL ASSESSMENT 2019 |
|-----|--------------|--|------------------------|-----------------------|
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                     | 7565 MELROSE AVE       | \$1,837.62            |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC           | 7569 MELROSE AVE       | \$1,854.30            |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                             | 7575 MELROSE AVE       | \$3,972.26            |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN      | 7601 MELROSE AVE       | \$4,344.78            |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                             | 7615 MELROSE AVE       | \$1,887.36            |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND        | 7619 MELROSE AVE       | \$2,086.44            |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                | 7625 MELROSE AVE       | \$3,107.67            |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                             | 7609 MELROSE AVE       | \$2,248.15            |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                       | 7610 MELROSE AVE       | \$1,879.07            |
| 76  | 5526-015-025 | MELROSE RENTALS LLC                                      | 7614 MELROSE AVE       | \$1,588.89            |
| 77  | 5526-015-026 | MONTE NAPOLEONE INC                                      | 7618 MELROSE AVE       | \$1,920.63            |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                               | 7624 MELROSE AVE       | \$2,918.38            |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR   | 7600 MELROSE AVE       | \$6,337.36            |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST    | 7550 MELROSE AVE       | \$4,707.97            |
| 81  | 5526-016-002 | SIDON INC  | 7560 MELROSE AVE       | \$1,837.62            |
| 82  | 5526-016-025 | FISCH PROPERTIES LP                                      | 7564 MELROSE AVE       | \$1,837.62            |
| 83  | 5526-016-028 | FISCH PROPERTIES LP                                      | 7580 MELROSE AVE       | \$4,609.31            |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                   | 7518 MELROSE AVE       | \$4,628.86            |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                | 7500 MELROSE AVE       | \$8,666.28            |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 7458 MELROSE AVE       | \$1,494.97            |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7460 MELROSE AVE       | \$1,490.86            |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7470 MELROSE AVE       | \$2,071.01            |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                    | 7474 MELROSE AVE       | \$4,556.70            |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                       | 7454 MELROSE AVE       | \$3,459.38            |
| 91  | 5526-019-001 | JANCOS JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCOS TR | 7400 MELROSE AVE       | \$5,831.50            |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                              | 7410 MELROSE AVE       | \$1,473.65            |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                              | 7414 MELROSE AVE       | \$1,924.67            |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                              | 7420 MELROSE AVE       | \$1,798.45            |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                | 7428 MELROSE AVE       | \$4,703.12            |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                  | 7350 MELROSE AVE       | \$2,788.00            |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                               | 7356 MELROSE AVE       | \$1,903.85            |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST      | 7360 MELROSE AVE       | \$1,818.87            |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                     | 7364 MELROSE AVE       | \$1,880.63            |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                    | 7368 MELROSE AVE       | \$3,426.32            |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                               | 7376 MELROSE AVE       | \$4,748.85            |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7300 MELROSE AVE       | \$4,433.02            |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 7308 MELROSE AVE       | \$1,841.67            |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS              | 7316 MELROSE AVE       | \$2,353.51            |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERPR.  | 7318 MELROSE AVE       | \$1,800.10            |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST      | 7320 MELROSE AVE       | \$5,438.34            |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                      | 7653 MELROSE AVE       | \$3,468.89            |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLAK  | 7657 MELROSE AVE       | \$2,128.15            |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                              | 7661 MELROSE AVE       | \$2,725.55            |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                       | 7665 MELROSE AVE       | \$1,799.98            |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                  | 7673 MELROSE AVE       | \$3,850.16            |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                               | 7711 MELROSE AVE       | \$2,508.11            |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                | 7701 MELROSE AVE       | \$3,148.28            |
| 114 | 5527-008-026 | 499 CANON LLC  | 7721 MELROSE AVE       | \$4,088.51            |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR     | 710 N GENESEE AVE      | \$3,817.41            |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST          | 7703 MELROSE AVE       | \$1,501.44            |
| 117 | 5527-009-012 | FADLON ISACK   | 7765 MELROSE AVE       | \$1,153.90            |
| 118 | 5527-009-013 | FADLON ISACK   | 7761 MELROSE AVE       | \$2,796.10            |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST              | 7777 MELROSE AVE       | \$2,474.11            |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                 | 7769 MELROSE AVE       | \$2,587.85            |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                      | 707 N GENESEE AVE      | \$3,534.23            |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                 | 7751 MELROSE AVE       | \$2,605.99            |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                        | 706 N ORANGE GROVE AVE | \$5,283.17            |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                   | 7815 MELROSE AVE       | \$2,274.29            |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                      | 7811 MELROSE AVE       | \$2,011.89            |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                 | 7809 MELROSE AVE       | \$1,824.93            |
| 127 | 5527-010-013 | GOLBARI LLC  | 7801 MELROSE AVE       | \$4,271.15            |
| 128 | 5527-011-005 | MELFAX HOLDINGS LLC                                      | 700 N FAIRFAX AVE      | \$2,656.87            |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                           | 7851 MELROSE AVE       | \$3,159.66            |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                    | 7859 MELROSE AVE       | \$2,360.13            |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 7700 MELROSE AVE       | \$4,799.41            |
| 132 | 5527-022-002 | K G MELROSE PROPERTIES LLC                               | 7708 MELROSE AVE       | \$899.30              |
| 133 | 5527-022-025 | K G MELROSE PROPERTIES LLC                               | 7710 MELROSE AVE       | \$1,156.59            |
| 134 | 5527-022-026 | K G MELROSE PROPERTIES LLC                               | 7714 MELROSE AVE       | \$1,348.80            |
| 135 | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                             | 7720 MELROSE AVE       | \$4,779.51            |

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #                                     | APN          | PROPERTY OWNER   | SITE ADDRESS        | TOTAL ASSESSMENT 2019 |
|---------------------------------------|--------------|--|---------------------|-----------------------|
| 136                                   | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES ROSE | 7660 MELROSE AVE    | \$1,829.43            |
| 137                                   | 5527-023-025 | D A D E S INC  | 7662 MELROSE AVE    | \$1,588.99            |
| 138                                   | 5527-023-026 | YOUNG ISRAEL OF L A                                    | 660 N SPAULDING AVE | \$4,201.73            |
| 139                                   | 5527-023-029 | 7650 MELROSE LLC                                       | 7650 MELROSE AVE    | \$6,148.16            |
|                                       |              | Zone 1 Sub Totals                                      |                     | \$400,573.96          |
| <b>Zone 2 Public Schools</b>          |              |  |                     |                       |
| 140                                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY       | 731 N DETROIT ST    | \$6,283.22            |
| 141                                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS               | 7850 MELROSE AVE    | \$38,513.77           |
|                                       |              | Zone 2 Sub Totals                                      |                     | \$44,797.00           |
| <b>Zone 3 E/O La Brea to Highland</b> |              |  |                     |                       |
| 142                                   | 5524-013-022 | 6721 MELROSE PROPERTY LLC                              | 6721 MELROSE AVE    | \$3,679.95            |
| 143                                   | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST               | 6715 MELROSE AVE    | \$1,774.98            |
| 144                                   | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST               | 6711 MELROSE AVE    | \$1,455.00            |
| 145                                   | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED ES   | 6703 MELROSE AVE    | \$3,473.47            |
| 146                                   | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                        | 6825 MELROSE AVE    | \$2,715.51            |
| 147                                   | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                          | 6819 MELROSE AVE    | \$1,690.99            |
| 148                                   | 5524-014-023 | MADISON RENTALS WEST LLC                               | 6817 MELROSE AVE    | \$1,115.64            |
| 149                                   | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST    | 6801 MELROSE AVE    | \$5,516.08            |
| 150                                   | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIAKJIAN SONIA             | 6800 MELROSE AVE    | \$4,218.15            |
| 151                                   | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST         | 6808 MELROSE AVE    | \$3,995.62            |
| 152                                   | 5524-015-003 | SOLANA INDUSTRIES LLC                                  | 6824 MELROSE AVE    | \$5,411.43            |
| 153                                   | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                     | 6700 MELROSE AVE    | \$4,278.00            |
| 154                                   | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST       | 6708 MELROSE AVE    | \$2,712.84            |
| 155                                   | 5524-016-020 | HOPE LUTHERAN CHURCH INC                               | 6720 MELROSE AVE    | \$7,767.03            |
| 156                                   | 5524-017-001 | MELHAM LLC   | 641 N HIGHLAND AVE  | \$8,123.15            |
| 157                                   | 5524-017-002 | 6614 MELROSE PARTNERS LLC                              | 6614 MELROSE AVE    | \$2,144.61            |
| 158                                   | 5524-017-019 | 6620 MELROSE LLC                                       | 6620 MELROSE AVE    | \$2,310.18            |
| 159                                   | 5524-017-020 | BOYD MELROSE LLC                                       | 6624 MELROSE AVE    | \$2,978.68            |
| 160                                   | 5525-007-003 | MELROSE EQUITIES LLC                                   | 6935 MELROSE AVE    | \$3,678.95            |
| 161                                   | 5525-007-004 | MELROSE EQUITIES LLC                                   | 6919 MELROSE AVE    | \$721.60              |
| 162                                   | 5525-007-005 | MELROSE EQUITIES LLC                                   | 6917 MELROSE AVE    | \$705.77              |
| 163                                   | 5525-007-006 | MELROSE EQUITIES LLC                                   | 6915 MELROSE AVE    | \$1,035.06            |
| 164                                   | 5525-007-007 | 6911 MELROSE AVENUE LLC                                | 6911 MELROSE AVE    | \$2,404.18            |
| 165                                   | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC                 | 6907 MELROSE AVE    | \$1,690.20            |
| 166                                   | 5525-007-009 | ROSENTHAL CLARA  | 6901 MELROSE AVE    | \$2,736.72            |
| 167                                   | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                     | 7021 MELROSE AVE    | \$2,688.40            |
| 168                                   | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                               | 7019 MELROSE AVE    | \$1,613.21            |
| 169                                   | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                            | 7013 MELROSE AVE    | \$2,157.21            |
| 170                                   | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                            | 7011 MELROSE AVE    | \$946.42              |
| 171                                   | 5525-008-008 | BROWN MICHAEL H  | 7007 MELROSE AVE    | \$1,799.51            |
| 172                                   | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                      | 7001 MELROSE AVE    | \$2,590.17            |
| 173                                   | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                               | 700 N LA BREA AVE   | \$2,773.48            |
| 174                                   | 5525-017-011 | MELROSE CROSSING LLC                                   | 7024 MELROSE AVE    | \$11,018.06           |
| 175                                   | 5525-017-019 | MELROSE CROSSING LLC                                   | 7000 MELROSE AVE    | \$5,699.33            |
| 176                                   | 5525-018-001 | MORRIS ANDREW  | 6900 MELROSE AVE    | \$5,172.68            |
| 177                                   | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                      | 6910 MELROSE AVE    | \$2,532.13            |
| 178                                   | 5525-018-003 | MARCUS KENNETH C                                       | 6914 MELROSE AVE    | \$2,376.10            |
| 179                                   | 5525-018-004 | AGENT 99 LLC   | 6918 MELROSE AVE    | \$2,601.06            |
| 180                                   | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES                | 6926 MELROSE AVE    | \$5,159.44            |
|                                       |              | Zone 3 Sub Totals                                      |                     | \$127,460.99          |
|                                       |              | Melrose PBID Grand Totals                              |                     | \$572,831.94          |

# Melrose Parcel Calcs (10/15/2017)

| <u>APN</u>                   |                           | <u>Unadjusted BU</u>                   |                     |           | <u>Adjusted BU Per MDP/ER</u> |                          |                       |
|------------------------------|---------------------------|--|---------------------|-----------|-------------------------------|--------------------------|-----------------------|
|                              |                           | <u>"Other Street FF"</u>               | <u>"Melrose FF"</u> | <u>BU</u> | <u>"Other Street FF"</u>      | <u>"Melrose FF"</u>      | <u>BU</u>             |
| <u>I. Zone 2 Adjustments</u> |                           |  |                     |           |                               |                          |                       |
| 5525-010-900                 | Elementary Sch            | 1444                                   | 264                 | 1708      | 240                           | 264                      | 504                   |
| 5527-021-900                 | Fairfax HS                | 3371                                   | 816                 | 4187      | 1270                          | 816                      | 2086                  |
|                              |                           | <u>Unadjusted Impv'ment Assessment</u> |                     |           | <u>Adjusted BU Per MDP/ER</u> |                          |                       |
|                              |                           | <u>BU</u>                              | <u>Assessment</u>   |           | <u>Less 20.1% (M&amp;P) +</u> |                          |                       |
|                              |                           |  |                     |           | <u>0.2% (Plaza or</u>         |                          |                       |
|                              |                           |  |                     |           | <u>Market) + 0.2% (NB</u>     | <u>Less Admin @ 7.9%</u> | <u>Adj Assessment</u> |
|                              |                           |  |                     |           | <u>Att) = 20.5%</u>           |                          |                       |
|                              |                           |  |                     |           | <u>Amt</u>                    | <u>Amt</u>               | <u>Amt</u>            |
| <u>II. Residential Use</u>   |                           |  |                     |           |                               |                          |                       |
| <u>Imp'vment Adjustments</u> |                           |  |                     |           |                               |                          |                       |
| 5527-008-027                 | Kramer, Eisenstein, et al | 8937                                   | \$1,841.27          |           | \$377.46                      | \$407.28                 | \$1,433.99            |
| 5527-009-025                 | Hollywood Investment Prop | 8358                                   | \$1,721.98          |           | \$353.01                      | \$380.89                 | \$1,341.09            |
| <u>III. Non-Profit Use</u>   |                           |  |                     |           |                               |                          |                       |
| <u>Imp'vment Adjustments</u> |                           |  |                     |           |                               |                          |                       |
| 5524-016-020                 | Hope Lutheran Church      | 14751                                  | \$3,435.21          |           | \$704.22                      | \$759.85                 | \$2,675.36            |
| 5525-018-026                 | Vista Del Mar             | 6773                                   | \$1,577.29          |           | \$323.34                      | \$348.89                 | \$1,228.40            |
| 5527-023-026                 | Young Israel              | 3611                                   | \$743.97            |           | \$152.51                      | \$164.56                 | \$579.41              |



Rita Moreno <rita.moreno@lacity.org>

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## Reminder: There Is No Westchester Town Center BID Meeting in November

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Wed, Nov 8, 2017 at 11:05 AM

I wanted to send a reminder that we are "dark" the month of November.

Also, the Holiday get together is scheduled for Wednesday, December 6 at 5:00 PM at Truxton's.

See you all soon.



Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

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## Westchester Town Center Annual Planning Report — Request for Corrections

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Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

Thu, Nov 9, 2017 at 9:58 AM

To: Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>

Don,

The corrections are on my end. I've made them, but decided to delete the last sentence under the Landscape Maintenance section since it seems that was specific to last year. Let me know if you want me to add it back in.

Thanks.

Rita

On Thu, Nov 9, 2017 at 9:51 AM, Clerk NBIDs <[Clerk.NBIDS@lacity.org](mailto:Clerk.NBIDS@lacity.org)> wrote:



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## Westchester Town Center Annual Planning Report

Corrections is needed for your Annual Planning Report. Please review the BID's analyst comment below and re-submit with corrections.

Analyst Comment: Please correct the following typos: under Ambassador Services, 3rd sentence, change "liaison" to "liaisons" and "City'S" to "City's"; and under Landscape Maintenance..., last sentence, change "2017" to "2018".

**Go To BIDs Portal**

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For questions or comments, please contact the B.I.D. analyst, Rita Moreno:  
[Rita.Moreno@lacity.org](mailto:Rita.Moreno@lacity.org)

Thank you,

Office of the City Clerk

Business Improvement Districts (BIDs)  
City of Los Angeles

--

Rita Moreno  
City of Los Angeles  
[Office of the City Clerk](#)  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

---

## Here's the Problem

---

Donald Duckworth <duckworth.donald@gmail.com>

Sat, Dec 30, 2017 at 7:32 PM

To: Rita Moreno <rita.moreno@lacity.org>

I got it fixed. Wow. Most difficult. I think it was a number of little things.

On Thu, Dec 28, 2017 at 12:00 PM, Rita Moreno <rita.moreno@lacity.org> wrote:

Don,

I've checked some of the formulas in the ER and it appears to be correct. I don't know where the numbers come from in the MDP, although the math itself is correct (I added in the formulas so that the total adds up to the missing cent and attached it below) so I'm not sure why the MDP numbers are different from the ER numbers.

This must sound dumb, but have you considered plugging in the ER numbers into the MDP since the total overall budget for both is the same? I've asked someone more mathematically inclined to take a look, but let me know if there is something more I should be looking at.

Rita

On Thu, Dec 28, 2017 at 10:09 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

The Multi Year Budget, which appears in the MDP, does not square with the Property Assessment DB, which appears in the ER.

The per zone costs in the Multi Year Budget are:

- Zone 1 = \$400,868
- Zone 2 = \$44,793
- Zone 3 = \$127,170
- Total = \$572,832

The per zone costs in the Property Assessment DB are:

- Zone 1 = \$391,723
- Zone 2 = \$56401
- Zone 3 = \$124,708
- Total = \$572,832

The Budget amounts per zone appear at AT148 (.683836) for Zone 1; AT155 (.098459) for Zone 2; and AT200 (.217704) for Zone 3.

I've looked at this and recalculated for 3 days and can't figure out how to fix this discrepancy. Can you help? Thank you!!

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

---

## Final Melrose Docs With the #'s Problem

3 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Dec 28, 2017 at 10:15 AM

The words are corrected & revised in these docs, which would be final and done if I could figure out how to reconcile the Multi Year Budget and the Property Assessment DB. I'm sending these so that you have them if you want them.

---

### 6 attachments

-  **2MDP Melrose 171125.doc**  
167K
-  **2MDP ER Melrose 171125.doc**  
172K
-  **Map Melrose BID 171125.pdf**  
665K
-  **2MDP Service Plan Budget 171125 3Z.xlsx**  
42K
-  **Melrose BID District Parcel List 171125 3Z.xls**  
77K
-  **Melrose BID Area Property Information 171125 3Z.xls**  
214K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Thu, Dec 28, 2017 at 4:22 PM

Don,

I decided to pull the data from the Property Info spreadsheet to check the math more simply. In the attached, my numbers came close to the ER numbers, but not exactly so I'm not sure what I missed. In any case, I started increasing or decreasing the rate to get to the numbers in your MDP. This is the only way I can think of to get to the numbers you want in your MDP. But then again...I'm not a math person.

Sorry I couldn't be more help 🙄

Attached is my worksheet. Look at revised rate numbers in boxed cells for each zone. I also wrote the amount decreased or increased.

Rita

On Thu, Dec 28, 2017 at 10:15 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

The words are corrected & revised in these docs, which would be final and done if I could figure out how to reconcile the Multi Year Budget and the Property Assessment DB. I'm sending these so that you have them if you want them.

--

Rita Moreno  
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Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



**Melrose Re-Do.xlsx**  
25K

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Sat, Dec 30, 2017 at 7:32 PM

Thanks Rita.  
[Quoted text hidden]

**Management District Plan**  
**FOR THE**  
**Renewal**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to Renew a  
Management District in the Melrose area, a community within the  
City of Los Angeles  
by the  
Melrose Property Owners Association  
and  
Duckworth Consulting, Its Consultants*

**“Melrose”  
Property Business Improvement District  
Management District Plan**

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**Appendix 1: District Parcel List**

**Appendix 2: Proposition 218 Engineer’s Report**

## **I. OVERVIEW OF THE MELROSE PROPERTY BUSINESS IMPROVEMENT DISTRICT**

**Introduction:** A growing coalition of assessed property and business owners are proposing renewal of the Melrose Property Business Improvement District (hereinafter “District”) pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter the “State Law”). The proposed BID would be a renewal of the District formed and effective beginning January 1, 2013, which is expiring on December 31, 2018. This document is the Management District Plan required by Section 36622 of the State Law. It proposes improvements and activities that will revitalize, enhance, and convey special benefits to assessed properties located within the boundaries of the Melrose District.

**Name:** “Melrose Property Business Improvement District.”

**Location:** The proposed District is a well known commercial area in the City of Los Angeles, located south of Hollywood and centered along Melrose Avenue between Highland Avenue on the east and Fairfax Avenue on the west. It is a commercial strip that abuts a residential neighborhood and is generally one parcel deep to both the north and the south. It includes Fairfax High School and Melrose Elementary School. Refer to the boundary description and map in the “Boundaries / Maps” section of this document for a more complete description of the District’s boundaries.

**Services:** The proposed District will fund improvements and activities authorized under the State Law. Specifically, the District will provide improvements and activities in the following program areas: (i) security / ambassador services; (ii) landscaping, sanitation and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers’ market; (v) new business attraction; and, (vi) policy development, district management, and administration. The District will also provide for organizational overhead expenses, including general operating costs for office supplies, printing, insurance, accounting, and other such needs, and a reserve for uncollected assessments that will be incurred by the District. These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide

them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration including possible District renewal; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each assessed Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.
- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be distantly located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each assessed Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The purpose of the proposed District is to provide improvements and activities as described in this Management District Plan to specially and individually benefit assessed parcels in the District by: improving the safety and attractiveness of each individually assessed parcel within the District; improving the cleanliness and beauty of each individually assessed parcel within the District; increasing building occupancy and lease rates by attracting customers and visitors; encouraging new business development; and, attracting ancillary businesses and services for parcels within the District. No improvements or activities will be provided outside District boundaries.

See the “Service Plan / Budget” section of this document for a more specific description of the improvements and activities planned for the District.

**Method of Financing:** The improvements and activities will be funded through a benefit assessment against real property in the District. The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements and activities provided by the District. In the first year of District operations, each assessed parcel in Zone 1 of the District will be assessed \$0.1556 per square foot of lot size, \$0.2029 per square foot of improvement size, and \$9.5697 per linear foot of street frontage. Also, each assessed parcel in Zone 2 of the District will be assessed \$0.0154 per square foot of lot size, \$0.0735 per square foot of improvement size, and \$7.2588 per linear foot of street frontage. Zone 2 parcels are zoned “PF” and used as public schools and by their nature are extraordinarily large relative to other District parcels. Therefore, such parcels will be assessed for linear street frontage on Melrose or other street frontage that is directly across from street frontage that is in the District and no other frontage. Also each assessed parcel in Zone 3 of the District will be assessed \$0.1728 per square foot of lot size, \$0.2344 per square foot of improvement size, and \$9.9806 per linear foot of street frontage. Parcel assessments are described in greater detail in Section IV of this Management District Plan.

The Engineer’s Report for the District has found that the general benefits (i.e. benefits to the general public or surrounding parcels) of the proposed improvements and activities could represent as much as six percent (6%) of the total benefits generated by the improvements activities and services. Accordingly, six percent (6%) of the total District budget will be funded annually by non-assessment revenues.

Assessments for the Fiscal Year beginning January 1, 2019 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2028 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The Los Angeles City Clerk’s Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

District assessments may be adjusted annually as approved by the Owner’s Association to reflect inflation at a rate not to exceed five percent (5%) and submitted to the City of Los Angeles with the District’s Annual Planning Report in accordance with Streets and Highways Code Section 36650.

During the ten-year term of the District, it is likely that the improvements on some parcels in the District will change. The assessment against each parcel for any year will be based on the improvements actually present on the parcel as of the beginning of that year. Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding.

See the “Assessment Formula” section of this document for additional details.

**Budget:** The proposed District budget is included in the “Service Plan” section of this document.

**Bonds:** The District will not issue bonds.

**City Services:** The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose BID is being established to provide enhanced or otherwise unavailable improvements and activities to assessed parcels within the boundaries of the District.

**Duration:** As required by State Law, the District will have a set term. The District’s term will be January 1, 2019 through December 31, 2028. At the end of this period, the District may be renewed as permitted by law, the costs of which would be an approved use of District funds.

## **II. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES**

The Melrose Business Improvement District is centered along Melrose Avenue. The boundaries of the District are shown on the map that follows this Section of this Plan. A list of the Los Angeles County Assessor's Parcel Numbers and addresses of each included parcel is provided in Appendix 1 of this document. Additional information regarding these boundaries, and a database of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The District includes all non-solely residentially zoned parcels that lay along Melrose Avenue or south of the public alley north of Melrose or north of the public alley south of Melrose between N. Fairfax Avenue and N. Highland Avenue. This area encompasses a unique area historically well known simply as "Melrose," which is a relatively compact area that attracts pedestrians and features commercial uses that tend to function in a complimentary economic manner. Customers and employees of Melrose tend to drive to the area, park once, and then walk to their commercial destinations and / or partake in the activities along Melrose Avenue or its commercial side streets. The north and south boundaries of the District run along the alleys immediately behind the rows of commercial lots except for two places where the boundaries jog north or south to include the entirety of school parcels that front on Melrose Avenue. On the other side of these alleys are residential neighborhoods except at the three locations where Melrose Avenue is bisected by heavily trafficked arterial streets that function as regional, auto oriented commercial corridors: N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue. The District's improvements and activities are not designed for these residential neighborhoods and no improvements or activities will be provided in these residential neighborhoods. N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue are commercially developed, as is Melrose Avenue to the East and West of them. However, these commercial strips are part of the Fairfax, West Hollywood, Hollywood or Hancock Park commercial corridors, and are not a part of Melrose. These commercial corridors also generally consist of larger parcels, serving regional markets and are not as pedestrian-oriented as Melrose parcels. No improvements or activities will be provided by the District to parcels that don't front on Melrose or its commercial side streets between the public alley to the north and the public alley to the south; or, that front only on these commercial arterial streets.

As a supplement to the referenced District map, the boundaries of the proposed District are described below.

### **Northern Boundary:**

- The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition

from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the complimentary functioning non-solely residential parcels that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential parcels are presumed by State Law to not benefit from District improvements or activities. The area to the north of the alley is solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct commercial arterial corridor). The commercially zoned parcels that front only on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial arterial streets and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

### **Eastern Boundary:**

- The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements or activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements or services provided by the District or are commercial parcels that are oriented to providing services to the residential neighborhood that surrounds them and are also excluded from the District because they would not benefit from the improvements or activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements or activities will be provided outside of the District’s boundaries.

### **Southern Boundary**

- The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from

District improvements or activities. Also excluded from the District are commercially zoned parcels that front only on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

### **Western Boundary:**

- The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front only on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that attracts pedestrians. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that is known to attract pedestrians. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements or activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

***Insert Map of District Boundaries***

### **III. PROPOSED DISTRICT SERVICE PLAN / BUDGET 2019 - 2028**

District budget cost estimates have been established based upon the following factors: (i) historical costs of similar improvements and activities provided in other business improvement district organizations and municipal agencies in the Greater Los Angeles area; (ii) estimates of anticipated marketplace costs for needed goods and services; and, (iii) analysis of the improvements and activities, the optional frequencies with which they might be provided, and the impact of District geography upon them as required to efficiently and effectively achieve the desired results of District formation.

The District will provide the following improvements and activities as consistent with the provisions of the State Law: (i) ambassador / security services; (ii) landscaping, sanitation, and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers' market; (v) new business attraction; and, (vi) policy development, district management, and administration including possible District renewal. In addition, overhead resources to support those direct improvements and activities will be provided through office, insurance, accounting, and other general overhead expenses line items. These services are described in greater detail below.

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, its fund balances may be expended to close the gap. The fund balance may also be used to accommodate the timing lag, if any, between the time that the District incurs costs and the time that it receives assessment revenues. The District may also carryover uncompleted projects or unexpended assessment revenues from prior fiscal years. Such carryover funds may be re-budgeted for any District improvements and activities as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles. Accumulated interest or delinquent assessment payments may be expended as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles.

The Owners' Association will have the responsibility to enter contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District. Annually, the Owner's Association will have the discretion to make adjustments of up to 10% of each budget category line item established in this Management District Plan to accommodate market cost fluctuations for goods and services purchased by the District or the needs of the District, as submitted in its Annual Planning Report to the City and in accordance with State Law (section 36650 of the Streets and Highways Code).

District Dissolution. In the event that the Melrose District ends either because it is not renewed in 2028 or as a result of the disestablishment process, then funds may be set aside from the District in its final year of operation to remove landscaping, equipment, street furniture, trash receptacles, and other District improvements and property for which a future caretaker would not exist. The purpose of this provision is to avoid the creation of future damage and maintenance liabilities in the public right of way. All remaining funds shall be returned to the existing parcel owners as provided in State Law and the

City's contract with the Owner's Association.

All of the improvements and activities described below are provided only within the boundaries of the District and provide a special benefit to each individually assessed parcel located within the proposed District. No improvements or activities will be provided outside District boundaries. "Special benefit" is defined in "Finding 2" of the attached Engineer's Report.

The following are the key expenditure categories or program areas of the District service plan / budget:

A. AMBASSADOR / SECURITY SERVICES: \$150,024 / 26.2% of total for 2019

The purpose of the Ambassador / Security Services Program, which is described below, is to provide a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels. Ambassador / security officers will create the appearance of safety for each individually assessed parcel, which will enhance its attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This program also provides for effective management of on-street and off-street parking for the District, will enhance create the appearance of adequate parking for customers, employees, visitors, owners and tenants as they access those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is higher than would exist with only baseline City services.

Ambassadors / security officers may operate via foot patrols, bicycle, or vehicle, as deemed appropriate by the Owner's Association. These personnel provide directions or assistance; serve as a liaison to the City's police, City Attorney, and other services; coordinate the provision of homeless services; warn and advise trespassers; and, respond to visitor inquiries. Ambassadors will be deployed at such times and in such a manner as the District deems most effective and efficient to achieve their purpose. This practice will allow for cost savings when service needs are diminished or not present. For the purpose of establishing a budget estimate, eight (8) hours per day, seven (7) days per week of a single unarmed contract ambassador / security officer has been projected.

The Melrose business improvement district may contract for the provision of parking management services or the coordination of such services in order to achieve Ambassador / Security Program purposes.

The Melrose business improvement district may also contract for the provision of services or the coordination of services for the homeless in order to achieve Ambassador / Security Program purposes. The District could contract with a

greater Los Angeles area non-profit organization such as People Assisting the Homeless (PATH), or Venice 4 Square Church Homeless Task Force, or another similar organization to achieve this goal. For the purpose of establishing a budget estimate, a \$12,000 annual contract for such services has been projected.

Ambassador / Security Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided for each such assessed parcel. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that the Ambassador / Security Services Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**B. LANDSCAPING, SANITATION, AND BEAUTIFICATION: \$135,360 / 23.6% of total for 2019**

The purpose of the Landscaping, Sanitation, and Beautification Services Program, which is described below, is to clean the sidewalks and public rights of way, and to provide public landscaping adjacent to individually assessed parcels, all of which creates a highly attractive appearance for the District within which each such assessed parcel is located. Clean, well-serviced, and attractive parcels draw customers, employees, visitors, owners, and tenants and enhance the quality of their shopping and business experience in the District thereby contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is greater than would exist with only baseline City services.

These services may be provided by either staff working for the District or by contractor(s) to the District, or a combination of both. These activities may include, but are not necessarily limited to, the following: street sweeping; sidewalk sweeping; public alley sweeping; sidewalk pressure washing; graffiti removal; sticker removal; street litter pick-up; planting of new or replacement trees; and, irrigation and operation of landscaping, trees, public art, signage, lighting, and other improvements that may be installed by the District, the City, or other entities. For the purpose of establishing budget estimates, historical cost experience in providing such services in other business improvement districts in the greater Los Angeles area have been projected.

Monies may be set aside in any year to pay for special capital improvements (e.g. street tree lights, street furniture, one-time streetscape repair, holiday decorations, or other similar improvements). These improvements will specially and individually benefit only the assessment paying parcels in the District by improving the area in a manner that attracts customers, employees, visitors, owners, and tenants. These are improvements or activities not otherwise provided by the City of Los Angeles.

The District Owner's Association will endeavor to obtain available public or private funding to leverage (or magnify) its assessment revenues for the installation of streetscape, landscape, sanitation, beautification, or other improvements and activities within the District. The District may provide funding for urban design, planning, economics, grant preparation, or other support services, or grant matching funds to accomplish such ends.

Landscaping, Sanitation, and Beautification Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided at or, contiguous to, each such assessed parcel and / or in the parking areas serving these parcels. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that Landscaping, Sanitation, and Beautification Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

#### C. MARKETING AND PROMOTIONS: \$115,056 / 20.1% of total for 2019

The purpose of the Marketing and Promotions Program, which is described below, is to create and disseminate information and awareness about Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Marketing, promotions, and public relations initiatives will promote the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits all assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Marketing and Promotions Services might include, but are not limited to, the following: street banners; holiday decorations; a website; social media out-reach; a property owner newsletter; special printing, graphics or advertising; public relations activities; special events or activities; placement of promotional materials in various media; creation and operation of "shop local" incentive programs; etc. The District may use any available effective media for these initiatives.

Marketing and Promotions Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not market or promote activities and opportunities that take place outside of the District's boundaries. Marketing & Promotions Program services will not benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. More specific details about the special benefits that Marketing and Promotions Program services provide to various assessed parcel types is provided in the

attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**D. PUBLIC PLAZA OR FARMERS' MARKET: \$1,410 / 0.2% of total for 2019**

The purpose of the Public Plaza or Farmers Market Program, which is described below, is to promote the siting, construction, and operation of a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. A temporary or permanent public plaza would create a venue for special events and / or activities that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would attract local residents and visitors to a new venue that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Both a temporary or permanent public plaza and a farmers' market were identified in the District's "Melrose Future Vision Strategic Action Plan" by surveyed individuals as efforts that would likely revitalize the District by promoting the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Temporary or permanent public plaza or farmers' market activities might include, but are not limited to, the following: promoting People Street, MTA, or other grant funded improvements; promoting corporate or foundation funding of a plaza or farmers' market; conducting special events; co-sponsoring special events with the Neighborhood Council, Fairfax High School, Melrose Elementary School, the Melrose Trading Post, or other entities; conducting a Melrose Farmers' Market; etc.

Temporary or permanent public plaza or farmers' market activities will specially and individually benefit each assessed parcel in the Zone 1 of the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not promote a temporary or permanent public plaza or farmers' market that takes place outside of the District's boundaries. These services will not specially benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. Also, temporary or permanent public plazas or a farmers' market services will not specially benefit residential use or church or synagogue use parcels. Finally, temporary or permanent public plazas or a farmers' market services will not specially benefit Zone 3 parcels because they are directed to a different customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3. More specific details about the special benefits that Public Plaza or Farmers' Market Program services provide to various

assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**E. NEW BUSINESS ATTRACTION: \$1,410 / 0.2% of total for 2019**

The purpose of the New Business Attraction Program, which is described below, is to develop, present, distribute, and advocate location and development opportunities on assessed District parcels in order to expand existing tenancies, attract new tenants, or generate future growth that positively affects the District and each individual parcel in the District by contributing to an improved business climate and economic vitality. These services are not available within the City's baseline level of services.

These services may be provided by either staff working for the District or by contractor (s) to the District, or a combination of both. The services may include, but are not necessarily limited to, the following: preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association.

New Business Attraction Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner, by promoting the expansion of existing tenants of such parcels, attracting new tenants to such parcels, or generating new growth, thereby helping to maintain a high occupancy rate in the District, which contributes to an image of an improved business climate and economic vitality that affects all assessed parcels in the District. New Business Attraction Program services have no effect on Zone 2 "PF" zoned parcels, do not specially benefit them, and they will not be assessed for them, because of the nature of their public schools use. Similarly, New Business Attraction services will not affect residential use parcels, non-profit use parcels, or church / synagogue use parcels. Therefore, such parcels will not be assessed for New Business Attraction services nor the administrative overhead required to support them. The District will not provide any New Business Attraction services to parcels outside the District. More specific details about the special benefits that New Business Attraction Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**F. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, AND ADMINISTRATION: \$118,440 / 20.7% of total for 2019**

The purpose of the Policy Development, Management, and Administration Program is to create a well managed District that optimizes the use of the assessment funds through effective vendor selection and contract management, excellent communications with stakeholders, effective advocacy on behalf of parcel interests, effective board and committee coordination, and sound fiscal

management. As a result the District's direct services provided to and for the benefit of each parcel will be efficient, effective, and successful and the Policy Development, District Management, and Administration Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. Additionally, the District may provide for District renewal services through the Policy Development, District Management, and Administration Program. These services would not be available within the City's baseline level of services.

This budget category collects District costs for implementing the other identified direct services provided to individually assessed parcels, including costs for District renewal. In addition to managing and administering all affairs of the Owner's Association related to the Melrose BID and complying with all contractual obligations to the City for District operations, this program serves as a "voice" of the assessed parcel owners' community to the media and governmental policy makers. Development of policies that seek to promote Melrose business, and effective and efficient District management / administration are the products of these services. Such efforts may produce changes that enhance business at a number of levels: within the business improvement district organization; within other community based organizations; at City Hall and its various departments; or at other levels of government.

The District will seek grant funding and non-assessment financial support through these services. It will also seek "co-partnerships" with governmental, non-profit, and private sector organizations through these services

The District will be managed / administered by an Owner's Association that may hire a professional manager who may utilize administrative and technical support as needed that would be provided by this budget item. Positions that may be hired by the District may include, but are not limited to, the following: an executive director, clerical assistance, or field maintenance assistance. These positions may be either District employees or contract service providers as determined to be the best interests of the District by the Owner's Association.

Policy Development, District Management, and Administration services will specially and individually benefit each assessment-paying parcel located within the District. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Policy Development, District Management, and Administration Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

G. OFFICE, INSURANCE, ACCOUNTING, AND OTHER: \$54,396 / 8.9% of total for 2019

The purpose of the Office, Insurance, Accounting, and Other budget category is to fund the various administrative and general overhead costs associated with providing the District's services to each assessed parcel. As a result the District's direct services provided to and for the benefit of each assessed parcel will be efficient, effective, and successful and the Office, Insurance, Accounting, and Other Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. These services and administrative needs would not be available within the City's baseline level of services.

Various District office supply, printing, insurance, accounting, bookkeeping, service, rental, telephone, meeting expense, database, computer, furnishing, equipment, and other necessary yet general expenses that will be incurred by the District are included in this budget category. These costs are incurred to implement all other District improvements and activities.

Office, Insurance, Accounting, and Other expenses are incurred only when associated with the provision of improvements and activities that specially and individually benefit each assessed parcel in the District in a particular and distinct way. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Office, Insurance, Accounting, and Other Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

***INSERT BUDGET SERVICE PLAN***











#### **IV. PROPOSED MANAGEMENT DISTRICT ASSESSMENT FORMULA**

Revenues to fund District Service Plan costs will be generated by an annual special assessment against each specially benefitting parcel in the District; and, an annual non-special assessment contribution to cover the costs associated with any general benefit from services. The amount of the special assessment against each assessed parcel reflects the relative special benefit that parcel will derive from District services.

Three (3) levels of benefit will be provided within the District as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers' market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 1 will be \$0.01556 per square foot of lot size; \$0.2029 per square foot of improvement size; and, \$9.5701 per linear foot of street frontage that is directly across from other frontage included within the District.
- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not benefit these Zone 2 parcels, which will, therefore, not be

assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 2 will be \$0.0154 per square foot of lot size; \$0.0735 per square foot of improvement size; and, \$7.2588 per linear foot of street frontage that is directly across from other frontage included within the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 3 will be \$0.01728 per square foot of lot size; \$0.2344 per square foot of improvement size; and, \$9.9806 per linear foot of street frontage that is directly across from other frontage included within the District.

Assessment rates may be adjusted annually by the Owner's Association according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year. Any such CPU adjustment shall be submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Streets and Highways Code Section 36650.

The Los Angeles City Clerk's Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

These assessment rates were designed so that one-third (33.33%) of the total assessment will be based on lot size, one-third (33.33%) will be based on improvement size, and one-third (33.33%) based on street frontage. These three factors, taken together, better reflect the special benefits derived by different types of land uses and parcels than would any single factor. Refer to the Engineer's Report for the District, which is incorporated

herein by reference, and included in Appendix 2 of this document, for greater elaboration regarding the District assessment formula.

Relative to District services provided in Zone 2, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit public schools parcels. Public schools, by their nature, do not specially benefit from these services as do other uses. Therefore, parcels zoned "PF" and used as public schools by the Los Angeles Unified School District (LAUSD) require special analysis in order to avoid overstating the benefits they receive and will not be assessed for these services from which they do not benefit. Moreover, services to these "PF" zoned parcels will only be provided along the linear street frontage of Melrose Avenue and other streets located in the District only for the length of street frontage that is directly across from other street frontage that is in the District. LAUSD parcels will specially benefit from the direct delivery of Ambassador / Security; and Landscaping, Sanitation, and Beautification; Policy Development, Management, and Administration; and, Office, Insurance, Accounting, and Other services along Melrose Avenue other street frontage that is directly across from street frontage that is in the District. The adjusted assessment also recognizes that school parcels by their nature are disproportionately large as compared to other parcels located within the District.

Relative to District services provided in Zone 3, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit those parcels. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3, and will not therefore specially benefit Zone 3 parcels.

A list of the parcels to be included in the District is provided in Appendix 1 of this document. The Engineer's Report provides a full database including the proposed 2019 assessments for each parcel included within the District.

For a more complete description of the methodology used to determine these rates, refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document.

During the ten-year effective term of the District, it is likely that some of the improvements on some parcels within the District will change, will be developed with additional commercial improvements, or will see the demolition of existing improvements. The assessment against each parcel for any year will be based on the improvements actually present on the parcel at of the beginning of that year. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in the Engineer's Report (see Step 5 on Page ER-13). Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from

changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula itself is changed.

## **V. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE**

The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose business improvement district is being formed to provide enhanced or otherwise unavailable improvements and activities for each individual assessed parcel located within the boundaries of the District.

## **VI. PUBLICLY OWNED PARCELS**

The State Law requires that all publicly owned parcels within the District be assessed as any other similarly situated private parcel unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2014 are shown below:

### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$7,910.75         | 1.38%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$48,489.88        | 8.46%         |
|   |              | Total LAUSD               |       | \$56,400.62        | 9.84%         |

See the Engineer’s Report for additional information about the publically owned parcels.

## **VII. PROPOSED IMPLEMENTATION TIMETABLE**

The following timetable is proposed for the Melrose business improvement district formation:

| <b><u>DATE</u></b> | <b><u>ACTIVITY</u></b>  |
|--------------------|---|
| October 2017       | 1 <sup>st</sup> draft Management District Plan / Engineer's Report.   |
| October 2017       | Approval of Management District Plan / Engineer's Report by City Clerk's Office.  |
| December 2017      | Petitions circulated to all property owners.  |
| February 2018      | Signed petitions submitted to City Clerk's Office & City Council.   |
| April 2018         | City Council adoption of Ordinance of Intention to Form BID.  |
| May 2018           | Proposition 218 ballot election.  |
| June 2018          | Final City Council hearing and ballot counting.   |
| August 2018        | Melrose BID assessments filed with L. A. County.  |
| October 2018       | Approval of new City Contract for BID administration. City Clerk initiates PBID assessment collection process for initial year. |
| January 2019       | Melrose BID begins operations.  |

As provided by State Law, the new Melrose business improvement district will have a set term. The District's term will be January 1, 2019 through December 31, 2028. At the end of that period, the District may be renewed as permitted by State Law, the costs of which would be an approved use of District funds. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to property owners as required by State Law following the removal of all District improvements and property from the public right of way as described Service Plan Budget section of this Management District Plan.

## **VIII. DISTRICT GOVERNANCE**

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

### **A. Owner's Association**

The City will enter into a contract with a private, non-profit entity designated as an "owner's association" to administer and implement improvements and activities described in the Management District Plan. The owner's association may be an existing or newly formed nonprofit entity. The owner's association will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the owner's association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owner's Association will prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The Owner's Association may consider appeals of parcel assessments for appropriate adjustment.

### **B. Professional Staff**

The Board of Directors of the owner's association will employ an Executive Director whose duty it is to implement all of the improvements and activities; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

### **C. Staff Neutrality**

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may not be clearly determined by the Board. In such circumstances, staff should refer such choices to the Board of Directors for decision.

**Appendix 1:**  
**District Parcel List**

**Appendix 2:**  
**Proposition 218 Engineer's Report**

**Engineer's Report**  
**FOR THE**  
**FORMATION**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to adopt a Management District in the Melrose area, a community within the  
City of Los Angeles*

*By*  
*Merit Civil Engineering, Inc.*  
*Robert Merrell, P.E. (R.C.E. #28100)*  
*12391 Lewis Street, Suite 201*  
*Garden Grove, CA 92840*

# ENGINEER'S CERTIFICATION

This Engineer's Report is prepared pursuant to the Property and Business Improvement District Law of 1994 as amended (Streets & Highways Code Section 36600 *et seq.*; hereinafter "State Law") and pursuant to the provisions of Article XIID of the California Constitution (Proposition 218). It has been prepared in support of the Management District Plan for the proposed renewal of Melrose Property Business Improvement District (the "District"). That Management District Plan is incorporated herein by reference and provides a more complete description of the improvements and activities (referred to herein collectively as "Services") to be provided by the District.

Review of this Management District Plan and preparation of this Engineer's Report was completed by:

Robert Merrell, P. E.  
State of California  
Registered Civil Engineer No. 28100

# **ENGINEER'S REPORT**

## **Introduction**

This report shall serve as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit assessments proposed to be levied annually beginning on January 1, 2019 and through and including December 31, 2028 within the Melrose Property Business Improvement District. The assessments levied in connection with the District will be levied against parcels of real property, not businesses, and will be collected on the tax roll at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. This means, for example, that the assessment to fund District operations for calendar year 2019 will be collected on the 2018-19 tax roll. The Los Angeles City Clerk’s Office is authorized to collect the assessments or to place them on the County property tax roll together with any accrued interest or penalties for late payment or non-payment. The assessments will fund the costs of Services provided by the District, which are distributed among all parcels specially benefiting from them, based on the proportional special benefit that each parcel receives from the Services. Only those properties expected to specially benefit from funded Services will be assessed.

## **Background**

The District is a property-based assessment district established pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter “State Law”). The State Law authorizes an assessment to fund various improvements and activities (referred to herein collectively as “Services”), provided in connection with a Business Improvement District. The costs of these Services are distributed among all parcels benefiting from the Services based on the proportional benefit each receives from the improvements provided. Only those properties expected to benefit from funded Services may be assessed.

This Engineer’s Report was prepared in support of the Management District Plan for the District. Reference is made to the Management District Plan (which is incorporated herein by reference) for a more complete description of the improvements to be funded with the proposed assessment.

## **Proposition 218 Requirements**

Article XIID of the California Constitution, approved by the voters in 1996 as Proposition 218, requires that assessment methodologies meet certain requirements. Key provisions of Proposition 218 together with a description of how the District complies with each are described below.

**Finding 1: “Identify all parcels which have a special benefit conferred upon them and upon which an assessment will be imposed” (From Section 4(a)).**

There are 180 identified parcels within the District that will specially and individually benefit from its proposed Services. These parcels are shown on the boundary map of the District contained within the Management District Plan, and listed in attachments to the Management District Plan and this Engineer’s Report. The lists identify these parcels by Assessor’s Parcel Number, property owner name, and site address.

Parcels were identified for inclusion based upon whether or not they will specially and individually benefit from District Services. The purpose of the proposed District is to provide Services to parcels in the Melrose commercial area, located along Melrose Avenue between N. Highland Avenue on the east and N. Fairfax Avenue on the west. Like many commercial areas in Los Angeles, Melrose is a narrow strip, which is approximately one parcel deep on each side of Melrose Avenue and substantially surrounded by residential neighborhoods. Consequently, all non-residential zoned parcels located within a block of Melrose Avenue were included in the District, while the surrounding solely residential zoned neighborhoods were not. Parcels zoned solely for residential use are excluded from the District or not assessed because, pursuant to Section 36632(c) of the Law, they “are conclusively presumed not to benefit” from District Services.

These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District Services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for Services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in this Engineer’s Report for the District.
- Zone 2 consists of all “PF” zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax

High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these Services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in this Engineer's Report for the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District Services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for Services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, and which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other overhead costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in this Engineer's Report for the District.

All parcels included in the District are commercially zoned "C2" or "C4" by the City of Los Angeles except for the two public schools "PF" zoned parcels. This zoning is recognized by the Los Angeles County Assessor's Office. All assessed commercial use parcels except those used for residential, non-profit, or church / synagogue use, will specially and individually benefit from District Services in proportion to their relative land and improvement size and length of street frontage as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually

assessed parcel, which will enhance their attractiveness for customers, employees, visitors, owners, and tenants as they travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.

- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street and public alley cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract customers, employees, tenants, and investors thereby increasing business volumes. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is greater than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target customers, employees, tenants, and investors either individually or as identifiable sub-groups to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

Marketing and Promotions services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. District Marketing and Promotions will not address these uses or serve them in any manner.

- Public plaza or farmers' market promotion services include efforts to site, construct, or operate a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would attract local residents and visitors in a manner that showcases the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners,

tenants, and investors to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

Public plaza or farmers' market promotion services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. Public plaza or farmers' market promotion services will not address these uses or serve them in any manner.

- New Business Attraction services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interest as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. These services are not available within the City's baseline level of services.

New Business Attraction services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. New Business Attraction services will not address these uses or serve them in any manner.

- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the above described direct Services (i.e. ambassador / security; landscaping, sanitation, and beautification; marketing and promotions; and new business attraction) and the development of broader policies affecting the area that encourage economic activity and growth. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services and facilitate the development of broader policies affecting the individually assessed parcels that encourage economic activity and growth, both of which increase business volumes. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive the benefits of its direct services or the policy initiatives it undertakes. These services are not available within the City's baseline level of services.

All “PF” zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD) will specially and individually benefit from the following District services: ambassador / security services; landscaping, sanitation, and beautification services; and, the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) in proportion to their relative land and improvement size and length of street frontage. There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Such public use parcels will not specially benefit from the following District services: marketing and promotions services; temporary or permanent public plaza or farmers’ market promotions; or, new business attraction services as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance their attractiveness for of students, teachers, employees, and visitors as they travel to and from those parcels, thereby stimulating the quality of their educational experience and contributing to the public school mission that specially and individually benefits those parcels. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract students, teachers, employees and visitors thereby contributing to satisfying the owner’s service mission. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, none of which will specially benefit publically owned school parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not specially benefit them. Consequently, publically owned parcels in the District will not be assessed for Marketing and Promotions costs or the administrative overhead costs of providing them.
- Public plaza or farmers’ market promotions services include public plaza or farmers’ market promotion efforts to site, construct, or operate a temporary or permanent public plaza or farmers’ market within the District between Fairfax

and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. None of these services will specially benefit publically owned school parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not benefit them. Consequently, publically owned school parcels in the District will not be assessed for public plaza or farmers' market promotion costs or the administrative overhead costs of providing them.

- New Business Attraction Services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth of assessed parcels, none of which will specially benefit publically owned school parcels because they are addressed to commercial economic uses not school uses and therefore do not benefit them. Consequently, publically owned parcels in the District will not be assessed for New Business Attraction costs or the administrative overhead costs of providing them.
- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the ambassador / security services; and, landscaping, sanitation, and beautification services that specially benefit these publically owned school parcels and therefore provide a particular and distinct benefit to them because non-assessed parcels do not receive the special benefits of its direct services. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services which benefits assessed parcels' achievement of their service mission. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive the benefits of its direct services. This standard of service is higher than would exist with only baseline City services.

In order to ensure that parcels outside of the District will not specially benefit from the Services funded with the assessment, Services will only be provided within the boundaries of the District. Specifically, ambassador / security patrols, landscaping staff, sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks adjacent to individually assessed parcels within the District and will not provide services outside of District boundaries. Similarly, the District will not fund ambassador / security patrols; landscaping, sanitation, or beautification services; marketing or promotional efforts;

public plaza or farmers' market promotions; nor new business attraction activities directed outside of District boundaries. All District programs are intended to promote commercial vitality, and to attract and retain business within the District.

Parcels outside of the District that are zoned solely for residential use will not specially benefit from District Services because the Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these zoned solely residential parcels will be physically remote from the Services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, homes, apartments and other structures zoned solely for residential use, and outside of the commercial area encompassed by the District, will not specially benefit from the marketing and promotions; new business attraction; and, policy-making services that will be geared towards the commercial use parcels within the District. These services will be marketing the office and retail opportunities in the District, not the residential opportunities outside of it. Additionally, State Law conclusively presumes that parcels zoned solely for residential use receive no special benefit from improvements and activities funded under it. No solely residential zoned parcels are included within the District.

Parcels outside of the District that are in commercial, or other non-residential uses, will not specially benefit from District Services because these Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these commercial or other non-residential use parcels will be physically remote from the services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, marketing and promotions; new business attraction; and, policy-making services that will be focused towards the commercial use parcels within the District and not parcels outside the District. These commercial or other non-residential use parcels are parts of other commercial or residential Districts that surround the Melrose commercial area, not part of this District, which has a definite and unique character and different marketplace orientation from these surrounding areas.

The following narrative explains how specific boundary locations were determined.

**Northern Boundary:**

The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the

centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the non-residential, commercial use parcels with shared marketplace demographic orientation that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential zoned parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential zoned parcels are presumed by State Law to not benefit from District improvements and activities. The area to the north of the alley is zoned solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct business corridor). The commercially zoned parcels that front on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial collector streets and would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace demographic orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

#### **Eastern Boundary:**

The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace demographic orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included

within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements and activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and that would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace demographic. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements and activities provided by the District or are commercial parcels that are oriented to providing services to the surrounding residential neighborhood and are also excluded from the District because they would not benefit from the improvements and activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace demographic orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be provided outside of the District’s boundaries.

#### **Southern Boundary:**

The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace demographic orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities. Also excluded from the District were commercially zoned parcels that front on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements and activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be provided outside of the District’s boundaries.

### **Western Boundary:**

The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as “Melrose” that attracts pedestrians with a distinct and shared marketplace demographic. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the services provided for the pedestrian-oriented shopping / office district fronting on Melrose Avenue. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not specially benefit from District improvements and activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements and activities provided for the pedestrian-oriented shopping / office district fronting on Melrose Avenue. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements and activities directed to that unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that serve a shared marketplace demographic. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements and activities will be provided outside of the District’s boundaries.

### **Finding 2: “Separate the general benefits from the special benefits conferred on parcel(s). Only special benefits are assessable.” (From Section 4(a)).**

State Law, Proposition 218, and judicial decisions require that assessments be levied according to the estimated special benefit each assessed parcel receives from Services provided by the District. Article XIID Section 4a of the California Constitution states, in part, that “only special benefits are assessable,” which requires that general benefits, if any, be separated from special benefits provided by the District. A judicial decision in the Golden Hill Neighborhood Association v San Diego case further clarified that “even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties.”

## **Special Benefit**

Proposition 218 defines “special benefit” to mean “a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. General enhancement of property value does not constitute ‘special benefit.’” The Services, their costs, and assessments have been carefully identified, reviewed, and allocated to confer special and individual benefits pursuant to the provisions of State Law and Proposition 218. These Services are tailored to confer special benefits on particular parcels, not the general public, and are above and beyond services available from the City of Los Angeles, which qualifies these Services as particular and distinct benefits. For example, the proposed Ambassador / Security Services Program provides a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels and in doing so creates the appearance of safety of each individually assessed parcel, which will enhance these parcels’ attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Similarly, the proposed Landscaping, Sanitation, and Beautification Program provides sidewalk cleaning, street sweeping, pressure washing, trash removal, graffiti removal, sticker removal, and cleaning at the properties that are assessed. Parcels that receive these services attract more customers, employees, tenants, and investors thereby increasing business volumes. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Also similarly, the proposed Marketing and Promotions Program provides street banners, signage, holiday decorations, a website, social media out-reach, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target tenants, employees, investors, and owners either individually or as combined sub-groups to communicate the desirability of merchandise or services provided on assessed parcels thereby increasing economic activity including sales, customer traffic, and space rentals. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels or their residential units will not be the subject of any District marketing and promotions activities. Also similarly, New Business Attraction services provide for preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District’s best interests as approved by the Owner’s Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. No District services will be provided outside the District boundaries. The special and individual benefit to parcels from the proposed Services is equal to or exceeds the total amount of the proposed assessment in that each individual assessed parcel’s assessment is no greater than the special and individual benefit it receives from the Services. A quantitative analysis of the special and general benefits is presented below.

The District's purpose is to fund Services that increase pedestrian traffic and business levels by providing a safer, more attractive, better kept, cleaner, and more beautiful environment; presenting a more attractive and vibrant area; and, attracting businesses and tenants which increase rent levels, occupancies, and the vibrancy of assessed parcels. These Services also make each individual parcel a more desirable place to live, work, or conduct business.

>>>Pragmatically, it is well known that business decisions are based upon the quality of alternative locations. As described in an article "Accelerating Economic Growth and Vitality Through Smarter Public Safety Management" that appeared in the September 2012 IBM Global Business Services Executive Report: "Lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns... Almost universally, places with lower crime rates are perceived as more desirable." As economic investment occurs within the District, pedestrian traffic will increase and constitute a special and distinct benefit to all parcels.

Therefore, quantification of the number of individuals engaging in any type of commerce or residing in the District as compared to those not so engaged will distinguish special from general benefits.

In 2013, as a component in the preparation of the original Engineer's Report forming the Melrose BID District, a pedestrian intercept survey was conducted within the District boundary to determine the degree to which respondents engage in any type of commercial activity (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school); or, live within that area. This survey was conducted under the supervision of Dr. William Whitney, a Ph.D. Economist with over 40 years' experience in analytical modeling, and included Whitney's "statistical certification" and calculations that the likelihood that it is an accurate reflection of the total District population is 95.72%. The survey included 547 respondents and was conducted on May 2 and May 4, 2013 at separate random locations throughout the District. Every effort was made to include an unbiased cross section of participants. All of the respondents appropriately addressed each of the questions with a single answer, which allowed all surveys to be used in drawing conclusions.

As to survey results, as distinguished from statistical methodology, Whitney concluded: "Of those 547 valid survey responses, 522 individuals or 95.43% of the total indicated that they would engage in (or intended to engage in) at least one of the described commercial activities within the District as opposed to simply 'stroll, walk around, or make a transit connection' (i.e. just pass through the District) with no business purpose."

The survey also found that: "of the 547 respondents, 453 individuals or 82.82% of the total indicated that at least one of the proposed District Services would contribute to their

decision to come into the area.” This response is a measure of the high level of special benefit that assessed parcels receive from District Services.

In preparing this Engineer’s Report in support of Melrose BID renewal, the Engineer has determined that no significant changes relative to the respective ratios of special and general benefit have occurred since the original Whitney survey. Moreover, based upon independent judgement and experience of over 30 years in public works civil engineering and assessment district formation work, including consideration of applicable State Law and judicial guidance, the Engineer has concluded that each of the proposed District Services provides a special and individual benefit to the assessed parcels within the District.

The Services (ambassador / security; landscaping, sanitation, beautification; marketing and promotions; public plaza or farmers’ market promotions; new business attraction; and, policy development, management, and administration) to be provided by the District are designed to meet specific needs of the properties to improve business within the District area and provide special and individual benefits to each property. Improving the business environment supports the goals and objectives established by the property owners in creating the District. District Services will not supplant City of Los Angeles’ police protection, maintenance services, and social services within the area.

No parcels zoned for “solely residential” use have been assessed within the District because such parcels are presumed not to benefit pursuant to State Law.

### **General Benefit**

As discussed above, Proposition 218 requires that general benefits be quantified and separated from special benefits and deducted from the costs of any special benefit parcel assessment. General benefits are benefits from District Services that are: not special in nature, not “particular and distinct,” and not over and above the benefits that other parcels receive. This analysis will identify and quantify general benefits that are provided to parcels outside District boundaries; or, that are provided to the public at large. It is based upon the Engineer’s judgement and experience of over 30 years of public works civil engineering and assessment district formation work.

### **General Benefits to Parcels Outside the District**

Services are provided to each individual assessed parcel within the District’s boundaries, and no Services are provided outside of those boundaries. It is conceivable, however, to conclude that some parcels outside those boundaries may receive some “spillover benefit” from the District’s Marketing and Promotions or New Business Attraction services, which are less site specific than the other Services. In the Engineer’s judgment and experience, Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; public plaza or farmers’ market promotions; or, Policy Development, Management, and Administration Services are particularly site specific and therefore not subject to providing unintended “spillover benefit” to parcels outside

District boundaries. At most, the parcels that could receive such “spillover” general benefit would be those parcels that are located immediately adjacent to or immediately across the street from a parcel receiving District Marketing and Promotions or New Business Attraction services. Any parcel that is any further from another that receives these services; or, does not directly front on a street across from another that receives those services is, in the Engineer’s judgment and experience, considered to be too remote to receive any “spillover” general benefit.

In order to quantify the general benefit that parcels adjacent to the District may receive, the relative size of the District budget allocated to these possible “spillover” services in comparison to the total District budget, or “percentage (%) of the total,” must be determined as shown in the table below.

Next, the relative benefit, or the weighted value of the subject services as applied to any parcels outside the District, must be established. This relative benefit factor compares the value of services as provided inside the District to the value of those services provided outside the District. Parcels inside the District receive a relative benefit of 1.0 from all services provided. Parcels outside the District do not receive “full value” of services that are by definition “spillover.” There is no scientifically certain method of determining relative benefit, so the professional judgment and experience of the Civil Engineer are called upon to form a reasonable conclusion. With respect to Marketing and Promotions and New Business Attraction services, the Engineer has concluded that there would at most be a nominal benefit to each parcel outside the District weighted at one-quarter or 0.25 relative benefit factor. Promotional, website, newsletter, directory, or other materials would not specifically identify any parcel outside the District, thereby minimizing any value of these services. Similarly, no New Business Attraction would identify or consider any specific parcel outside the District, thereby minimizing any value of these services. Only the nebulous scent of a vague sense that important services were being provided to neighboring parcels might attach. Therefore, the Civil Engineer has concluded based upon his nearly 30 years as a Registered Civil Engineer and professional assessment district formation experience that positing of a 0.25 relative benefit is reasonable and provides conservative allowance for any general benefit conferred on such parcels for the subject services. Application of this relative benefit factor to the subject services is also shown in the table below.

Possible General Benefits to Parcels Outside District Boundaries  
Benefit Factor Calculation

|   | Budget    | % of Total | x | Relative Benefit* | = | Benefit Factor |
|---|-----------|------------|---|-------------------|---|----------------|
| District Marketing & Promotions Budget  | \$115,056 | 20.1%      |   | 0.25              |   | 0.0503         |
| District New Business Attraction Budget   | \$1,410   | 0.2%       |   | 0.25              |   | 0.0001         |
|   |           |            |   |                   |   | 0.0504         |
| Total District Budget   | \$572,832 |            |   |                   |   |                |
| *For purposes of this analysis, a conservative 0.25 relative benefit factor is used to weight the relative value of any general benefit “spillover” from District services to parcels outside its boundaries. |           |            |   |                   |   |                |

Based upon the established adjacency criteria, there are 44 commercial parcels that may receive the referenced nominal benefit from District Marketing and Promotions services or New Business Attraction services. There are also 136 parcels zoned solely residential that meet the contiguous adjacency criteria that, pursuant to State Law, are presumed to not receive any special benefit from District services. Also, no general benefit from District services is received by these zoned solely residential parcels because its Marketing and Promotions and New Business Attraction services do not address or affect residential uses in any way. Thus, the total benefit factor representing the benefit of both Marketing and Promotions services and New Business Attraction services for parcels outside the District is applied to the adjacent commercial parcels in the table below, which establishes the relative value conveyed as a general benefit to parcels outside the District.

The Benefit Factor is calculated by multiplying the Percent (%) of Total Budget for the “spillover” category by the Relative Benefit to produce a Benefit Factor. Each of the 44 parcels that might receive nominal general benefits from the District’s Marketing and Promotions or New Business Attractions services is credited with 0.0504 Benefit Factor to account for this possibility. In comparison, there are 180 parcels within the District that each receives a Benefit Factor of 1.0 for these services. This comparison and the calculation of total possible general benefit to parcels outside the District for “spillover” Marketing and Promotions and New Business Attraction services is shown below:

### Calculation of Possible Benefits to Parcels Outside District Boundaries

|   | # Parcels | Benefit Factor         | Total Benefit Units |
|---|-----------|------------------------|---------------------|
| # Parcels in District                       | 180       | 1.00                   | 180.00              |
| # Parcels w/ "Spillover"                    | 44        | 0.0504                 | 2.22                |
| Totals                                      | 224       |                        | 182.22              |
|   |           |                        |                     |
| General Benefit to Parcels Outside District |           | 1.22%<br>(2.22/182.22) |                     |

### **General Benefits to the Public At Large**

Another type of general benefit is that provided to the public at large. Such general benefit is provided to people that are purposely within the District boundaries and "not at all likely" to engage in any commercial activity. Such individuals would therefore not be specially benefitted by District Services.

The previously described 2013 pedestrian intercept survey conducted as a component of the initial formation of the Melrose PBID provided data to quantify the general benefits enjoyed by the public at large. It provided data that 95.43% of the population within the District had or intended to engage in at least one of the listed commercial activities (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school). Conversely, 4.57% of the population did not intend to engage in any business and were only engaged in "walking around, strolling, or making a transit connection." These individuals "generally benefited" because they were either "very likely" or "likely" to "stroll or walk around or make a transit connection" in the District and "not likely at all" to "eat or drink at a restaurant, cafe, or bar;" "shop;" "conduct professional business;" "conduct personal business;" "attend church;" or "attend school." These benefits are distinct from the special benefits to parcels within the District.

In preparing this Engineer's Report in support of Melrose BID renewal, the Engineer has determined that no significant changes of the ratio of special benefits to general benefits within the District that would affect the results of the original intercept survey determination of general benefit levels have occurred. Moreover, based upon 30 years' experience in civil engineering and assessment district formation work, the Engineer has concluded that a 6% "general benefit" level is reasonable and appropriate for the Melrose PBID.

### **Total General Benefits**

Considering both types of general benefits as presented above produces the following:

### Melrose General Benefits Analysis

|   |       |
|---|-------|
| General Benefits to<br>Parcels Outside District | 1.22% |
|   |       |
| General Benefits to<br>Public at Large          | 4.57% |
|   |       |
| Total General Benefits<br>(Calculated)          | 5.79% |
| Rounded to                                      | 6.0%  |

In order to present a conservative conclusion, it is the Engineer's judgment and experience that the level of general benefits to be funded in the Melrose business improvement district budget from non-assessment sources should be 6.0%, which provides a cushion over and above the calculated general benefit value of 5.79%. The Melrose Business Improvement District budget for the 10-year term beginning January 1, 2019 would be as follows:

### Melrose Budget for Special Benefit vs General Benefit Costs

| Year   | Special Benefit | General Benefit | Total Budget |
|--------|-----------------|-----------------|--------------|
|        |                 |                 |              |
| 2019   | \$572,832       | \$36,564        | \$609,396    |
| 2020   | \$601,473       | \$38,392        | \$639,865    |
| 2021   | \$631,574       | \$40,311        | \$671,858    |
| 2022   | \$663,124       | \$42,327        | \$705,451    |
| 2023   | \$696,280       | \$44,443        | \$740,724    |
| 2024   | \$731,094       | \$46,666        | \$777,760    |
| 2025   | \$767,649       | \$48,999        | \$816,648    |
| 2026   | \$806,032       | \$51,449        | \$857,480    |
| 2027   | \$846,333       | \$54,021        | \$900,354    |
| 2028   | \$888,650       | \$56,722        | \$945,372    |
|        |                 |                 |              |
| Totals | \$7,205,014     | \$459,895       | \$7,664,909  |

**Finding 3: “[Determine] the proportionate special benefit derived by each parcel in relationship to the entirety of the... cost of public improvement(s) or the maintenance and operation expenses...or the cost of the property related service being provided.” (From Section 4(a)).**

Every assessed parcel in the District, except publically owned parcels used as school sites with respect to Marketing and Promotions, Public Plaza or Farmers’ Market, and New Business Attraction services, will specially and individually benefit from the Services provided in connection with the District because these Services are designed to increase pedestrian and automobile traffic and building occupancies thereby increasing demand for and utilization of all assessed commercial properties and mission success of all public school properties within the District. Such publically owned parcels will benefit from District Ambassador / Security services, Landscaping, Sanitation, and Beautification services and the portion of District Policy Development, Management, and Administration services required to provides those services. The District will provide Services including Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; Marketing and Promotions Services; Public Plaza or Farmers’ Market promotions, New Business Attraction Services; and, Policy Development, Management, and Administration Services including necessary administrative overhead and support. Each of these Services is designed to meet the goals and mission of the District; improve the safety and comfort of each individual assessed parcel within the District; to improve the cleanliness and beauty of each individual assessed parcel within the District; to increase building occupancy and lease rates; to encourage new business development; and, to attract ancillary businesses and services for parcels within the District.

Three (3) factors (lot size, improvement size, and street frontage) were chosen to calculate the special benefit allocable to each parcel in the District.

Lot size is a measurement both of the potential for future development on a parcel to meet customer and tenant demand, and of the present capacity of the parcel’s street level areas to accommodate customers and tenants. Street level space benefits strongly from business improvement district Services because such space is more readily used for retail space, office space, lobby services, and surface parking facilities that are especially sensitive to increases in customer demand.

The size of the improvements on a parcel is a measurement of the capacity of that parcel to currently serve the demand of customers and of retail, office, commercial, residential, church and non-profit, and publically owned parcels.

Frontage is a vital measure because it indicates the amount of the parcel that is directly accessible to and visible from the street. The more frontage a parcel has, the larger the area of sidewalk is in front of the parcel to be landscaped, cleaned, or beautified in connection with District Services.

It is the Engineer's opinion that combining these three (3) factors gives a far better picture of the benefits than could be derived from just one or two of the factors alone; and, that because no one of these factors is more important than the others, and each factor is critical to the overall benefit calculation, each factor is weighted equally in quantifying the benefits any particular parcel would receive.

The Special Benefit & Assessment Analysis section of this Engineer's Report discusses the exact formula used to calculate the benefits.

**Finding 4: "No assessment ...shall exceed the reasonable cost of the proportional special benefit conferred on parcel(s)." (From Section 4(a)).**

The total amount to be assessed will not exceed the estimated reasonable cost of the program. Because each parcel will be assessed in proportion to its share of the total benefit created by the program, no assessment will exceed the reasonable cost of the proportional special benefit conferred on the parcel.

**Finding 5: "Parcels...that are owned or used by any (public) agency shall not be exempt from assessment." (From Section 4(a)).**

The public agency owned parcels are owned by Los Angeles Unified School District (LAUSD) and used as public school site. These parcels will be assessed for the special benefits they receive from District Ambassador / Security services; Landscaping, Beautification, and Sanitation services; and, for that portion of Policy Development, Management, and Administration services including Office, Insurance, Accounting, and Other supply costs required to provide them at the same rate as private parcels of the same size, location and use. The methodology for these assessments is set forth in this Engineer's Report.

The publicly-owned parcels in the District are listed below:

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$7,910.75         | 1.38%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$48,489.88        | 8.46%         |
|   |              | Total LAUSD               |       | \$56,400.62        | 9.84%         |

The above described public parcels owned by the LAUSD and in use as schools and will only receive services on that frontage that is directly across the street from other street frontage that receives District Services. All such publically owned parcels will be assessed for the proportionate special benefits received.

**Finding 6: “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California.” (From Section 4(b)).**

This report is the “detailed engineer’s report” to support the assessments proposed to be levied within the Melrose Business Improvement District.

**Special Benefit & Assessment Analysis**

A six (6)-step process for determining Melrose assessments has been used as delineated below.

**Step 1: Select “benefit units.”**

Because the assessment against each parcel must reflect the special benefit that parcel derives from the District's improvements and activities, the first step in designing an assessment methodology was to assign "benefit units" to different parcel attributes. The assignment of benefit units reflects the relative levels of benefit discussed in "Finding 3", above.

There are three types of benefit units:

A. Lot Benefit Units:

Each parcel in the District was allocated one Lot Benefit Unit for each square foot of the parcel’s surface area.

B. Improvement Benefit Units:

Each parcel fronting in the District was allocated one Improvement Benefit Unit for each square foot of improvements.

C. Frontage Benefit Units:

Each parcel in the District was allocated one Frontage Benefit Unit for each linear foot of the parcel’s frontage on any street except for those parcels zoned PF and used as public schools by the LAUSD. These parcels will be allocated one Frontage Benefit Unit for each linear foot of Melrose frontage and one Frontage Benefit Unit for each linear foot of other street frontage only for the length that is directly across from other frontage that is included in the District. Fairfax High School will be assigned 816 linear feet of Melrose Avenue frontage and 110 linear feet of Genesee Avenue frontage and 1,160 linear feet of Fairfax Avenue frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. Melrose Elementary School will be assigned 264 linear feet of Melrose frontage and 110 linear feet of Formosa Avenue frontage and 110 linear feet of Detroit Street frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. With

respect to PF zoned parcels, District Services will only be performed on these frontages and no others. District Services will be provided on all frontages of all other District parcels.

**Step 2: Calculate the benefit units for each property.**

The number of each type of benefit unit allocated to each identified benefiting parcel within the Melrose was determined from data obtained from the County of Los Angeles and third party real estate data service providers. These data sources provide Assessor Parcel Numbers, ownership, address, parcel size, gross building size, street front footage, and other needed information. This data provides a basis for calculating property-based assessments. All relevant data being used in assessment calculations has been provided, or attempted to be provided, to each property owner in the District for their review. All known or reported discrepancies or errors have been corrected.

**Step 3: Quantify total basic benefit units.**

In aggregate, for Zone 1 there are 839,403 Lot Benefit Units; 643,718 Improvement Benefit Units; and, 13,644 Frontage Benefit Units. For Zone 2 there are 1,220,826 Lot Benefit Units; 255,722 Improvement Benefit Units; and, 2,590 Frontage Benefit Units. For Zone 3 there are 240,591 Lot Benefit Units; 177,586 Improvement Benefit Units; and, 4,165 Frontage Benefit Units.

**Step 4: Calculate “Basic Benefit Unit Cost” for special benefits.**

>>>The annualized cost of the services and improvements to be provided by the District in Zone 1 during 2019 is \$400,867 per year (before inflation adjustments). \$133,524.65 of these costs will be allocated based on Lot Benefit Units; \$133,524.65 based on Improvement Benefit Units; and \$133,524.65 based on Frontage Benefit Units.

The annualized cost of the services and improvements to be provided by the District in Zone 2 during 2019 is \$44,797 per year (before inflation adjustments). \$14,932.33 of these costs will be allocated based on Lot Benefit Units; \$14,932.33 based on Improvement Benefit Units; and \$14,932.33 based on Frontage Benefit Units.

The annualized cost of the services and improvements to be provided by the District in Zone 3 during 2019 is \$127,460 per year (before inflation adjustments). \$42,487.00 of these costs will be allocated based on Lot Benefit Units; \$42,487.00 based on Improvement Benefit Units; and \$42,487.00 based on Frontage Benefit Units.

The cost per benefit unit for Zone 1, Zone 2, and Zone 3, respectively, is therefore as follows:

A. Lot Benefit Units:

$\$133,524.65 / 839,403 = \$0.1591$  per Lot Benefit Unit in Zone 1

$\$14,932.33 / 1,220,826 = \$0.0122$  per Lot Benefit Unit in Zone 2

$\$42,487.00 / 240,591 = \$0.1766$  per Lot Benefit Unit in Zone 3

**B. Improvement Benefit Units:**

$\$133,524.65 / 643,386 = \$0.2075$  per Improvement Benefit Unit in Zone 1

$\$14,932.33 / 255,722 = \$0.0584$  per Improvement Benefit Unit in Zone 2

$\$42,487.00 / 1,076,421 = \$0.2396$  per Improvement Benefit Unit in Zone 3

**C. Frontage Benefit Units:**

$\$133,524.65 / 13,645 = \$9.7859$  per Frontage Benefit Unit in Zone 1

$\$14,932.33 / 2,590 = \$5.7654$  per Frontage Benefit Unit in Zone 2

$\$42,487.00 / 4,164 = \$10.2034$  per Improvement Benefit Unit in Zone 3

**Step 5: Determine Assessment Formula.**

Combining the calculations from Steps 1 and 4, the assessment formula is therefore:

Zone 1 District assessment formula =  $(\$0.1591 \times \text{square feet of parcel size}) + (\$0.2075 \times \text{square feet of improvements}) + (\$9.7859 \times \text{linear feet of frontage})$ .

Zone 2 District assessment formula =  $(\$0.0122 \times \text{square feet of parcel size}) + (\$0.0584 \times \text{square feet of improvements}) + (\$5.7654 \times \text{linear feet of frontage})$ .

Zone 3 District assessment formula =  $(\$0.1766 \times \text{square feet of parcel size}) + (\$0.2396 \times \text{square feet of improvements}) + (\$10.2034 \times \text{linear feet of frontage})$ .

**Step 6. Spread the Assessments.**

The resultant assessment spread calculations for each parcel within the District are shown in an attachment to this Engineer's Report and were determined by applying the District assessment formula to each benefiting property. This list of all identified benefiting parcels in the District area delineates each parcel and its benefit units for parcel area, improvement size, and linear street frontage.

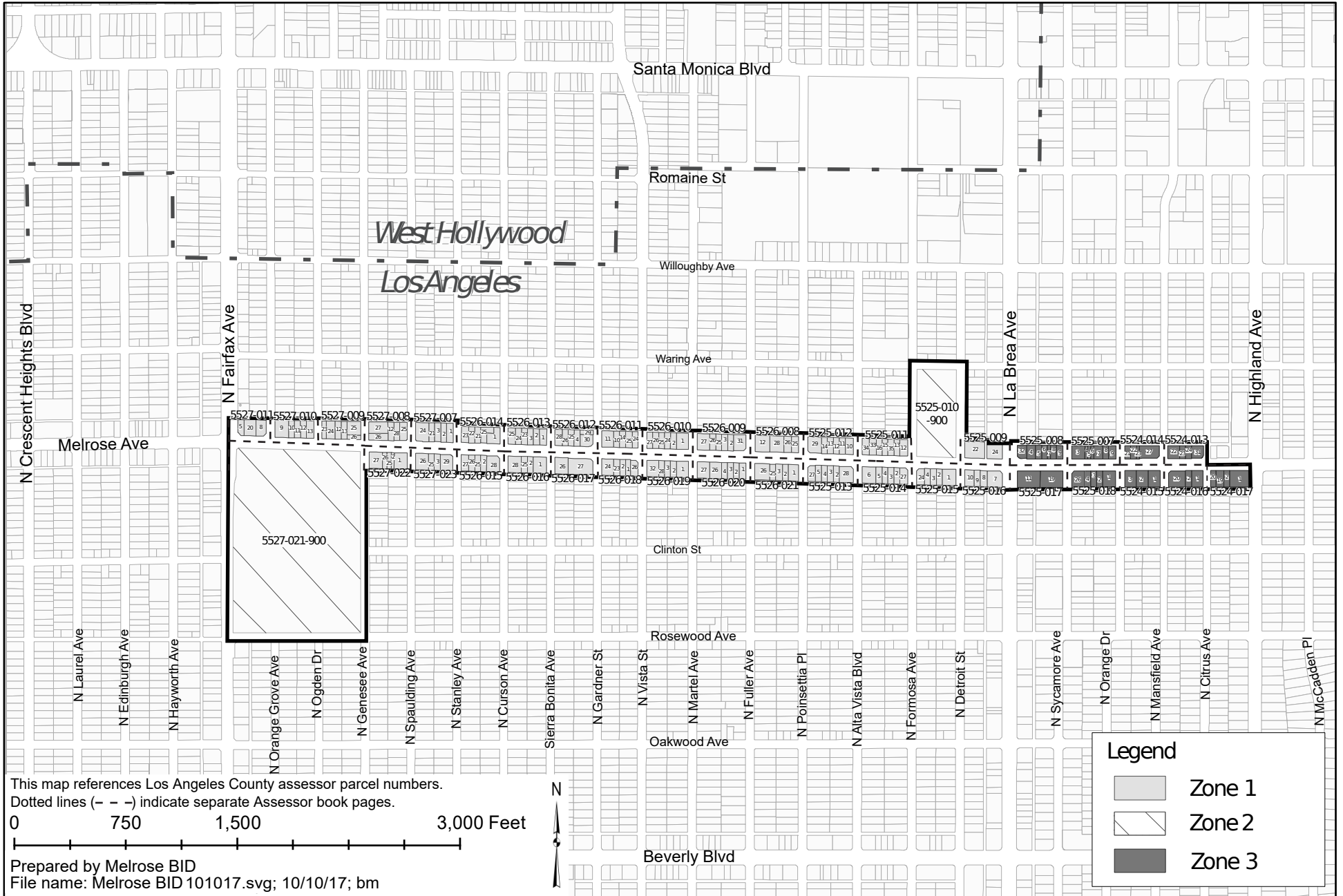
During the ten-year effective term of the District, it is likely that some parcels within the District will be developed with additional commercial improvements or will see the demolition of existing improvements. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in Step 5 on Page ER-11. Pursuant to Government Code Section 53750(h)(3), such recalculation does not constitute an “increase” of assessment that requires the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula is itself changed.

Assessment rates may be adjusted annually by the Owner’s Association to reflect changes in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year.

**ATTACHMENT 1**

**MELROSE PBID PROPERTY INFORMATION**  
**and**  
**ASSESSMENTS FOR 2019**

# Melrose BID Area



**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #1              |                      |                      |                         |                        | Year #2              |                      |                      |                         |           |
|--|----------------------|----------------------|----------------------|-------------------------|------------------------|----------------------|----------------------|----------------------|-------------------------|-----------|
|  | 2019                 |                      |                      |                         |                        | 2020                 |                      |                      |                         |           |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals                 | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                        |                      |                      |                      |                         |           |
| A. Ambassador / Security Services            | \$102,592            | \$14,771             | \$32,661             | \$9,576                 | \$159,600              | \$107,721            | \$15,510             | \$34,294             | \$10,055                | \$167,580 |
| B. Landscaping, Sanitation, & Beautification | \$92,564             | \$13,327             | \$29,468             | \$8,640                 | \$144,000              | \$97,192             | \$13,994             | \$30,942             | \$9,072                 | \$151,200 |
| C. Marketing & Promotions                    | \$87,272             | \$0                  | \$27,784             | \$7,344                 | \$122,400              | \$91,636             | \$0                  | \$29,173             | \$7,711                 | \$128,520 |
| D. Public Plaza or Farmers' Market           | \$1,410              | \$0                  | \$0                  | \$90                    | \$1,500                | \$1,481              | \$0                  | \$0                  | \$95                    | \$1,575   |
| E. New Business Attraction                   | \$1,070              | \$0                  | \$340                | \$90                    | \$1,500                | \$1,123              | \$0                  | \$358                | \$95                    | \$1,575   |
| Sub Total                                    | \$284,908            | \$28,098             | \$90,253             | \$25,740                | \$429,000              | \$299,153            | \$29,504             | \$94,766             | \$27,027                | \$450,450 |
| F. Policy Dev, Management & Administration   | \$80,994             | \$11,661             | \$25,785             | \$7,560                 | \$126,000              | \$85,043             | \$12,245             | \$27,074             | \$7,938                 | \$132,300 |
| G. Office, Insurance, Accounting, & Other    | \$34,966             | \$5,034              | \$11,132             | \$3,264                 | \$54,369               | \$36,714             | \$5,286              | \$11,688             | \$3,427                 | \$57,115  |
| Sub Total                                    | \$115,960            | \$16,695             | \$36,917             | \$10,824                | \$180,369              | \$121,757            | \$17,531             | \$38,762             | \$11,365                | \$189,415 |
| <b>TOTAL BUDGET BY ZONE</b>                  | \$400,868            | \$44,793             | \$127,170            | \$36,564                | \$609,396              | \$420,910            | \$47,034             | \$133,528            | \$38,392                | \$639,865 |
| Sub Total                                    | \$572,831            |                      |                      |                         | \$572,832<br>should be | \$601,473            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$609,369            |                      |                      |                         |                        | \$639,865            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #3              |                      |                      |                         |           | Year #4              |                      |                      |                         |           |
|--|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|  | 2021                 |                      |                      |                         |           | 2022                 |                      |                      |                         |           |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services            | \$113,107            | \$16,285             | \$36,009             | \$10,557.53             | \$175,959 | \$118,763            | \$17,100             | \$37,809             | \$11,085                | \$184,757 |
| B. Landscaping, Sanitation, & Beautification | \$102,052            | \$14,693             | \$32,489             | \$9,525.59              | \$158,760 | \$107,154            | \$15,428             | \$34,113             | \$10,002                | \$166,698 |
| C. Marketing & Promotions                    | \$96,218             | \$0                  | \$30,632             | \$8,096.76              | \$134,946 | \$101,029            | \$0                  | \$32,163             | \$8,502                 | \$141,693 |
| D. Public Plaza or Farmers' Market           | \$1,555              | \$0                  | \$0                  | \$99.23                 | \$1,654   | \$1,632              | \$0                  | \$0                  | \$104                   | \$1,736   |
| E. New Business Attraction                   | \$1,179              | \$0                  | \$375                | \$99.23                 | \$1,654   | \$1,238              | \$0                  | \$394                | \$104                   | \$1,736   |
| Sub Total                                    | \$314,111            | \$30,979             | \$99,504             | \$28,378                | \$472,972 | \$329,816            | \$32,528             | \$104,480            | \$29,797                | \$496,621 |
| F. Policy Dev, Management & Administration   | \$89,295             | \$12,857             | \$28,428             | \$8,335                 | \$138,915 | \$93,760             | \$13,500             | \$29,849             | \$8,752                 | \$145,861 |
| G. Office, Insurance, Accounting, & Other    | \$38,550             | \$5,550              | \$12,273             | \$3,598                 | \$59,971  | \$40,477             | \$5,828              | \$12,886             | \$3,778                 | \$62,970  |
| Sub Total                                    | \$127,845            | \$18,407             | \$40,700             | \$11,933                | \$198,886 | \$134,238            | \$19,328             | \$42,735             | \$12,530                | \$208,830 |
| <b>TOTAL BUDGET BY ZONE</b>                  | \$441,956            | \$49,386             | \$140,205            | \$40,311                | \$671,858 | \$464,054            | \$51,855             | \$147,215            | \$42,327                | \$705,451 |
| Sub Total                                    | \$631,547            |                      |                      |                         |           | \$663,124            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$671,858            |                      |                      |                         |           | \$705,451            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #5              |                      |                      |                         |           | Year #6              |                      |                      |                         |           |
|--|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|  | 2023                 |                      |                      |                         |           | 2024                 |                      |                      |                         |           |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services            | \$124,701            | \$17,954             | \$39,699             | \$11,640                | \$193,995 | \$130,936            | \$18,852             | \$41,684             | \$12,222                | \$203,694 |
| B. Landscaping, Sanitation, & Beautification | \$112,512            | \$16,200             | \$35,819             | \$10,502                | \$175,033 | \$118,138            | \$17,010             | \$37,610             | \$11,027                | \$183,784 |
| C. Marketing & Promotions                    | \$106,080            | \$0                  | \$33,771             | \$8,927                 | \$148,778 | \$111,384            | \$0                  | \$35,460             | \$9,373                 | \$156,217 |
| D. Public Plaza or Farmers' Market           | \$1,714              | \$0                  | \$0                  | \$109                   | \$1,823   | \$1,800              | \$0                  | \$0                  | \$115                   | \$1,914   |
| E. New Business Attraction                   | \$1,300              | \$0                  | \$414                | \$109                   | \$1,823   | \$1,365              | \$0                  | \$435                | \$115                   | \$1,914   |
| Sub Total                                    | \$346,307            | \$34,154             | \$109,704            | \$31,287                | \$521,452 | \$363,622            | \$35,862             | \$115,189            | \$32,851                | \$547,524 |
| F. Policy Dev, Management & Administration   | \$98,448             | \$14,175             | \$31,342             | \$9,189                 | \$153,154 | \$103,371            | \$14,883             | \$32,909             | \$9,649                 | \$160,811 |
| G. Office, Insurance, Accounting, & Other    | \$42,501             | \$6,119              | \$13,531             | \$3,967                 | \$66,118  | \$44,626             | \$6,425              | \$14,207             | \$4,165                 | \$69,424  |
| Sub Total                                    | \$140,949            | \$20,294             | \$44,872             | \$13,156                | \$219,272 | \$147,997            | \$21,309             | \$47,116             | \$13,814                | \$230,236 |
| <b>TOTAL BUDGET BY ZONE</b>                  | \$487,256            | \$54,448             | \$154,576            | \$44,443                | \$740,724 | \$511,619            | \$57,170             | \$162,305            | \$46,666                | \$777,760 |
| Sub Total                                    | \$696,280            |                      |                      |                         |           | \$731,094            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$740,724            |                      |                      |                         |           | \$777,760            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #7              |                      |                      |                         |           | Year #8              |                      |                      |                         |           |
|--|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|  | 2025                 |                      |                      |                         |           | 2026                 |                      |                      |                         |           |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services            | \$137,483            | \$19,795             | \$43,769             | \$12,833                | \$213,879 | \$144,357            | \$20,785             | \$45,957             | \$13,474                | \$224,573 |
| B. Landscaping, Sanitation, & Beautification | \$124,045            | \$17,860             | \$39,490             | \$11,578                | \$192,974 | \$130,247            | \$18,753             | \$41,465             | \$12,157                | \$202,622 |
| C. Marketing & Promotions                    | \$116,953            | \$0                  | \$37,233             | \$9,842                 | \$164,028 | \$122,801            | \$0                  | \$39,094             | \$10,334                | \$172,229 |
| D. Public Plaza or Farmers' Market           | \$1,890              | \$0                  | \$0                  | \$121                   | \$2,010   | \$1,984              | \$0                  | \$0                  | \$127                   | \$2,111   |
| E. New Business Attraction                   | \$1,433              | \$0                  | \$456                | \$121                   | \$2,010   | \$1,505              | \$0                  | \$479                | \$127                   | \$2,111   |
| Sub Total                                    | \$381,803            | \$37,655             | \$120,948            | \$34,494                | \$574,901 | \$400,894            | \$39,538             | \$126,996            | \$36,219                | \$603,646 |
| F. Policy Dev, Management & Administration   | \$108,539            | \$15,627             | \$34,554             | \$10,131                | \$168,852 | \$113,966            | \$16,409             | \$36,282             | \$10,638                | \$177,294 |
| G. Office, Insurance, Accounting, & Other    | \$46,858             | \$6,747              | \$14,917             | \$4,374                 | \$72,895  | \$49,201             | \$7,084              | \$15,663             | \$4,592                 | \$76,540  |
| Sub Total                                    | \$155,397            | \$22,374             | \$49,472             | \$14,505                | \$241,747 | \$163,167            | \$23,493             | \$51,945             | \$15,230                | \$253,835 |
| <b>TOTAL BUDGET BY ZONE</b>                  | \$537,200            | \$60,029             | \$170,420            | \$48,999                | \$816,648 | \$564,060            | \$63,030             | \$178,941            | \$51,449                | \$857,480 |
| Sub Total                                    | \$767,649            |                      |                      |                         |           | \$806,031            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$816,648            |                      |                      |                         |           | \$857,480            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #9              |                      |                      |                         |           | Year #10             |                      |                      |                         |           |
|--|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|  | 2027                 |                      |                      |                         |           | 2028                 |                      |                      |                         |           |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services            | \$151,575            | \$21,824             | \$48,255             | \$14,148                | \$235,802 | \$159,154            | \$22,915             | \$50,668             | \$14,856                | \$247,592 |
| B. Landscaping, Sanitation, & Beautification | \$136,759            | \$19,691             | \$43,538             | \$12,765                | \$212,753 | \$143,597            | \$20,675             | \$45,715             | \$13,403                | \$223,391 |
| C. Marketing & Promotions                    | \$128,941            | \$0                  | \$41,049             | \$10,850                | \$180,841 | \$135,388            | \$0                  | \$43,102             | \$11,393                | \$189,883 |
| D. Public Plaza or Farmers' Market           | \$2,083              | \$0                  | \$0                  | \$133                   | \$2,216   | \$2,187              | \$0                  | \$0                  | \$140                   | \$2,327   |
| E. New Business Attraction                   | \$1,580              | \$0                  | \$503                | \$133                   | \$2,216   | \$1,659              | \$0                  | \$528                | \$140                   | \$2,327   |
| Sub Total                                    | \$420,938            | \$41,514             | \$133,345            | \$38,030                | \$633,828 | \$441,985            | \$43,590             | \$140,013            | \$39,931                | \$665,519 |
| F. Policy Dev, Management & Administration   | \$119,664            | \$17,229             | \$38,096             | \$11,170                | \$186,159 | \$125,648            | \$18,091             | \$40,001             | \$11,728                | \$195,467 |
| G. Office, Insurance, Accounting, & Other    | \$51,661             | \$7,438              | \$16,447             | \$4,822                 | \$80,367  | \$54,244             | \$7,810              | \$17,269             | \$5,063                 | \$84,386  |
| Sub Total                                    | \$171,325            | \$24,667             | \$54,542             | \$15,992                | \$266,526 | \$179,891            | \$25,901             | \$57,270             | \$16,791                | \$279,853 |
| <b>TOTAL BUDGET BY ZONE</b>                  | \$592,263            | \$66,182             | \$187,888            | \$54,021                | \$900,354 | \$621,876            | \$69,491             | \$197,282            | \$56,722                | \$945,372 |
| Sub Total                                    | \$846,333            |                      |                      |                         |           | \$888,650            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$900,354            |                      |                      |                         |           | \$945,372            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

10 Years

Item

Totals

|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals      |
|--|----------------------|----------------------|----------------------|-------------------------|-------------|
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |             |
| A. Ambassador / Security Services            | \$1,290,389          | \$185,791            | \$410,804            | \$120,446               | \$2,007,430 |
| B. Landscaping, Sanitation, & Beautification | \$1,164,261          | \$167,631            | \$370,650            | \$108,673               | \$1,811,215 |
| C. Marketing & Promotions                    | \$1,097,701          | \$0                  | \$349,461            | \$92,372                | \$1,539,534 |
| D. Public Plaza or Farmers' Market           | \$17,735             | \$0                  | \$0                  | \$1,132                 | \$18,867    |
| E. New Business Attraction                   | \$13,452             | \$0                  | \$4,283              | \$1,132                 | \$18,867    |
| Sub Total                                    | \$3,583,538          | \$353,421            | \$1,135,198          | \$323,755               | \$5,395,912 |
| F. Policy Dev, Management & Administration   | \$1,018,728          | \$146,677            | \$324,319            | \$95,089                | \$1,584,813 |
| G. Office, Insurance, Accounting, & Other    | \$439,797            | \$63,322             | \$140,013            | \$41,051                | \$684,156   |
| Sub Total                                    | \$1,458,525          | \$209,999            | \$464,332            | \$136,140               | \$2,268,969 |
| <b>TOTAL BUDGET BY ZONE</b>                  | \$5,042,063          | \$563,420            | \$1,599,530          | \$459,895               | \$7,664,882 |
| Sub Total                                    | \$7,205,013          |                      |                      |                         |             |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$7,664,908          |                      |                      |                         |             |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

End.

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #                                | APN          | PROPERTY OWNER   | SITE ADDRESS            |
|----------------------------------|--------------|--|-------------------------|
| <b>Zone 1 Fairfax to La Brea</b> |              |  |                         |
| 1                                | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                  | 7119 MELROSE AVE        |
| 2                                | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                    | 7101 MELROSE AVE        |
| 3                                | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                | 7201 MELROSE AVE        |
| 4                                | 5525-011-013 | HAGER DAVID AND JUDITH                                     | 7207 MELROSE AVE        |
| 5                                | 5525-011-015 | STERN MIKE AND DENISE                                      | 7217 MELROSE AVE        |
| 6                                | 5525-011-016 | STERN MIKE AND DENISE                                      | 7219 MELROSE AVE        |
| 7                                | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST              | 7225 MELROSE AVE        |
| 8                                | 5525-011-034 | KREGLER ETELKA M TRUST ETELKA M KREGLER TRUST              | 7229 MELROSE AVE        |
| 9                                | 5525-011-035 | 7213 MELROSE LLC   | 7213 MELROSE AVE        |
| 10                               | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                               | 7253 MELROSE AVE        |
| 11                               | 5525-012-011 | KERMANI BENJAMIN   | 7257 MELROSE AVE        |
| 12                               | 5525-012-012 | 7261 MELROSE AVENUE LLC                                    | 7261 MELROSE AVE        |
| 13                               | 5525-012-013 | 7265 MELROSE AVENUE LLC                                    | 7265 MELROSE AVE        |
| 14                               | 5525-012-014 | WERKOW STEVEN A ET AL                                      | 7269 MELROSE AVE        |
| 15                               | 5525-012-029 | BEHNU LP   | 7275 MELROSE AVE        |
| 16                               | 5525-013-002 | 1040 N WESTERN LLC   | 7260 MELROSE AVE        |
| 17                               | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                 | 7266 MELROSE AVE        |
| 18                               | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                 | 7268 MELROSE AVE        |
| 19                               | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                   | 7274 MELROSE AVE        |
| 20                               | 5525-013-027 | GROUNDINGS CORPORATION                                     | 7280 MELROSE AVE        |
| 21                               | 5525-013-028 | SIP 4500 LLC   | 7250 MELROSE AVE        |
| 22                               | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                        | 7206 MELROSE AVE        |
| 23                               | 5525-014-003 | N AND H PARTNERS LLC                                       | 7210 MELROSE AVE        |
| 24                               | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                       | 7214 MELROSE AVE        |
| 25                               | 5525-014-005 | SANDO PLACE LLC  | 7220 MELROSE AVE        |
| 26                               | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                  | 7224 MELROSE AVE        |
| 27                               | 5525-014-027 | 7200 MELROSE LLC   | 7200 MELROSE AVE        |
| 28                               | 5525-015-001 | 7150 MELROSE LLC   | 7150 MELROSE AVE        |
| 29                               | 5525-015-002 | FADLON ASHER AND CARMELA                                   | 7160 MELROSE AVE        |
| 30                               | 5525-015-003 | 7 MELROSE LLC  | 7164 MELROSE AVE        |
| 31                               | 5525-015-004 | ONE WAY REAL ESTATE LLC                                    | 7172 MELROSE AVE        |
| 32                               | 5525-015-024 | 7174 MELROSE AVENUE LLC                                    | 7174 MELROSE AVE        |
| 33                               | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7100 MELROSE AVE        |
| 34                               | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7110 MELROSE AVE        |
| 35                               | 5525-016-009 | JORDAN EDD M   | 7112 MELROSE AVE        |
| 36                               | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS               | 7120 MELROSE AVE        |
| 37                               | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                           | 7325 MELROSE AVE        |
| 38                               | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                 | 705 N POINSETTIA PL     |
| 39                               | 5526-008-026 | GROUNDINGS   | 7307 MELROSE AVE        |
| 40                               | 5526-008-028 | MELROSE ASPIRATIONS LLC                                    | 7311 MELROSE AVE        |
| 41                               | 5526-009-002 | 7361 MELROSE AVENUE LLC                                    | 7361 MELROSE AVE        |
| 42                               | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7365 MELROSE AVE        |
| 43                               | 5526-009-025 | COLABELLA PROPERTIES                                       | 7369 MELROSE AVE        |
| 44                               | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                  | 7373 MELROSE AVE        |
| 45                               | 5526-009-027 | WINETT KENNETH R TRUST                                     | 7377 MELROSE AVE        |
| 46                               | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST              | 7351 MELROSE AVE        |
| 47                               | 5526-010-001 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7401 MELROSE AVE        |
| 48                               | 5526-010-002 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7409 MELROSE AVE        |
| 49                               | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7415 MELROSE AVE        |
| 50                               | 5526-010-025 | BRS LLC  | 7419 MELROSE AVE        |
| 51                               | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                        | 7427 MELROSE AVE        |
| 52                               | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                             | 7435 MELROSE AVE        |
| 53                               | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                 | 7467 MELROSE AVE        |
| 54                               | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                 | 7471 MELROSE AVE        |
| 55                               | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST         | 7461 MELROSE AVE        |
| 56                               | 5526-011-024 | 7449 MELROSE LLC   | 7451 MELROSE AVE        |
| 57                               | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                      | 7453 MELROSE AVE        |
| 58                               | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 7509 MELROSE AVE        |
| 59                               | 5526-012-025 | JOLIE MELROSE LLC  | 7515 MELROSE AVE        |
| 60                               | 5526-012-026 | HERSON PROPERTIES LLC                                      | 7519 MELROSE AVE        |
| 61                               | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 7525 MELROSE AVE        |
| 62                               | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 709 N GARDNER ST        |
| 63                               | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 7501 MELROSE AVE        |
| 64                               | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 705 N SIERRA BONITA AVE |
| 65                               | 5526-013-002 | BLITZ RICHARD COMPANY TRUST BLITZ FAMILY TRUST             | 7555 MELROSE AVE        |
| 66                               | 5526-013-003 | 7561 MELROSE LLC   | 7561 MELROSE AVE        |

**MELROSE PBID DISTRICT PARCEL LIST FOR 2019**

| #   | APN          | PROPERTY OWNER   | SITE ADDRESS           |
|-----|--------------|--|------------------------|
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                     | 7565 MELROSE AVE       |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC           | 7569 MELROSE AVE       |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                             | 7575 MELROSE AVE       |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN      | 7601 MELROSE AVE       |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                             | 7615 MELROSE AVE       |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND        | 7619 MELROSE AVE       |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                | 7625 MELROSE AVE       |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                             | 7609 MELROSE AVE       |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                       | 7610 MELROSE AVE       |
| 76  | 5526-015-025 | MELROSE RENTALS LLC                                      | 7614 MELROSE AVE       |
| 77  | 5526-015-026 | MONTE NAPOLEONE INC                                      | 7618 MELROSE AVE       |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                               | 7624 MELROSE AVE       |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR   | 7600 MELROSE AVE       |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST    | 7550 MELROSE AVE       |
| 81  | 5526-016-002 | SIDON INC  | 7560 MELROSE AVE       |
| 82  | 5526-016-025 | FISCH PROPERTIES LP                                      | 7564 MELROSE AVE       |
| 83  | 5526-016-028 | FISCH PROPERTIES LP                                      | 7580 MELROSE AVE       |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                   | 7518 MELROSE AVE       |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                | 7500 MELROSE AVE       |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 7458 MELROSE AVE       |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7460 MELROSE AVE       |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7470 MELROSE AVE       |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                    | 7474 MELROSE AVE       |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                       | 7454 MELROSE AVE       |
| 91  | 5526-019-001 | JANCSO JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCSO TR | 7400 MELROSE AVE       |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                              | 7410 MELROSE AVE       |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                              | 7414 MELROSE AVE       |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                              | 7420 MELROSE AVE       |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                | 7428 MELROSE AVE       |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                  | 7350 MELROSE AVE       |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                               | 7356 MELROSE AVE       |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST      | 7360 MELROSE AVE       |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                     | 7364 MELROSE AVE       |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                    | 7368 MELROSE AVE       |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                               | 7376 MELROSE AVE       |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7300 MELROSE AVE       |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 7308 MELROSE AVE       |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS              | 7316 MELROSE AVE       |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERPR   | 7318 MELROSE AVE       |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST      | 7320 MELROSE AVE       |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                      | 7653 MELROSE AVE       |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLAK  | 7657 MELROSE AVE       |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                              | 7661 MELROSE AVE       |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                       | 7665 MELROSE AVE       |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                  | 7673 MELROSE AVE       |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                               | 7711 MELROSE AVE       |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                | 7701 MELROSE AVE       |
| 114 | 5527-008-026 | 499 CANON LLC  | 7721 MELROSE AVE       |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR     | 710 N GENESEE AVE      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST          | 7703 MELROSE AVE       |
| 117 | 5527-009-012 | FADLON ISACK   | 7765 MELROSE AVE       |
| 118 | 5527-009-013 | FADLON ISACK   | 7761 MELROSE AVE       |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST              | 7777 MELROSE AVE       |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                 | 7769 MELROSE AVE       |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                      | 707 N GENESEE AVE      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                 | 7751 MELROSE AVE       |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                        | 706 N ORANGE GROVE AVE |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                   | 7815 MELROSE AVE       |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                      | 7811 MELROSE AVE       |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                 | 7809 MELROSE AVE       |
| 127 | 5527-010-013 | GOLBARI LLC  | 7801 MELROSE AVE       |
| 128 | 5527-011-005 | MELFAX HOLDINGS LLC                                      | 700 N FAIRFAX AVE      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                           | 7851 MELROSE AVE       |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                    | 7859 MELROSE AVE       |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 7700 MELROSE AVE       |
| 132 | 5527-022-002 | K G MELROSE PROPERTIES LLC                               | 7708 MELROSE AVE       |
| 133 | 5527-022-025 | K G MELROSE PROPERTIES LLC                               | 7710 MELROSE AVE       |
| 134 | 5527-022-026 | K G MELROSE PROPERTIES LLC                               | 7714 MELROSE AVE       |
| 135 | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                             | 7720 MELROSE AVE       |

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #                 | APN          | PROPERTY OWNER   | SITE ADDRESS        |
|-------------------|--------------|--|---------------------|
| 136               | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES ROSE | 7660 MELROSE AVE    |
| 137               | 5527-023-025 | D A D E S INC  | 7662 MELROSE AVE    |
| 138               | 5527-023-026 | YOUNG ISRAEL OF L A                                    | 660 N SPAULDING AVE |
| 139               | 5527-023-029 | 7650 MELROSE LLC                                       | 7650 MELROSE AVE    |
| Zone 1 Sub Totals |              |  |                     |

| Zone 2 Public Schools |              |  |                  |
|-----------------------|--------------|--|------------------|
| 140                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY | 731 N DETROIT ST |
| 141                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS         | 7850 MELROSE AVE |
| Zone 2 Sub Totals     |              |  |                  |

| Zone 3 E/O La Brea to Highland |              |  |                    |
|--------------------------------|--------------|--|--------------------|
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC                            | 6721 MELROSE AVE   |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST             | 6715 MELROSE AVE   |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST             | 6711 MELROSE AVE   |
| 145                            | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED ES | 6703 MELROSE AVE   |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                      | 6825 MELROSE AVE   |
| 147                            | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                        | 6819 MELROSE AVE   |
| 148                            | 5524-014-023 | MADISON RENTALS WEST LLC                             | 6817 MELROSE AVE   |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST  | 6801 MELROSE AVE   |
| 150                            | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIAKJIAN SONIA           | 6800 MELROSE AVE   |
| 151                            | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST       | 6808 MELROSE AVE   |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                                | 6824 MELROSE AVE   |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                   | 6700 MELROSE AVE   |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST     | 6708 MELROSE AVE   |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                             | 6720 MELROSE AVE   |
| 156                            | 5524-017-001 | MELHAM LLC   | 641 N HIGHLAND AVE |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                            | 6614 MELROSE AVE   |
| 158                            | 5524-017-019 | 6620 MELROSE LLC                                     | 6620 MELROSE AVE   |
| 159                            | 5524-017-020 | BOYD MELROSE LLC                                     | 6624 MELROSE AVE   |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                 | 6935 MELROSE AVE   |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                 | 6919 MELROSE AVE   |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                 | 6917 MELROSE AVE   |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                 | 6915 MELROSE AVE   |
| 164                            | 5525-007-007 | 6911 MELROSE AVENUE LLC                              | 6911 MELROSE AVE   |
| 165                            | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC               | 6907 MELROSE AVE   |
| 166                            | 5525-007-009 | ROSENTHAL CLARA                                      | 6901 MELROSE AVE   |
| 167                            | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                   | 7021 MELROSE AVE   |
| 168                            | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                             | 7019 MELROSE AVE   |
| 169                            | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                          | 7013 MELROSE AVE   |
| 170                            | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                          | 7011 MELROSE AVE   |
| 171                            | 5525-008-008 | BROWN MICHAEL H                                      | 7007 MELROSE AVE   |
| 172                            | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                    | 7001 MELROSE AVE   |
| 173                            | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                             | 700 N LA BREA AVE  |
| 174                            | 5525-017-011 | MELROSE CROSSING LLC                                 | 7024 MELROSE AVE   |
| 175                            | 5525-017-019 | MELROSE CROSSING LLC                                 | 7000 MELROSE AVE   |
| 176                            | 5525-018-001 | MORRIS ANDREW  | 6900 MELROSE AVE   |
| 177                            | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                    | 6910 MELROSE AVE   |
| 178                            | 5525-018-003 | MARCUS KENNETH C                                     | 6914 MELROSE AVE   |
| 179                            | 5525-018-004 | AGENT 99 LLC   | 6918 MELROSE AVE   |
| 180                            | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES              | 6926 MELROSE AVE   |
| Zone 3 Sub Totals              |              |  |                    |

| Melrose PBID Grand Totals |  |  |  |
|---------------------------|--|--|--|
|---------------------------|--|--|--|

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #                                | APN          | PROPERTY OWNER  | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|----------------------------------|--------------|---|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| <b>Zone 1 Fairfax to La Brea</b> |              |   |                |                              |                        |                  |                              |                        |                   |                           |                            |                      |                             |            |
| 1                                | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                   | 14,636         | 14,636                       | \$2,276.72             | 7,629            | 7,629                        | \$1,547.50             | 133               | 110                       | 243                        | \$2,325.53           | \$6,149.75                  | 1.07%      |
| 2                                | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                     | 10,411         | 10,411                       | \$1,619.50             | 2,008            | 2,008                        | \$407.31               | 105               | 101                       | 206                        | \$1,971.44           | \$3,998.25                  | 0.70%      |
| 3                                | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                 | 5,924          | 5,924                        | \$921.52               | 8,913            | 8,913                        | \$1,807.95             | 54                | 110                       | 164                        | \$1,569.50           | \$4,298.96                  | 0.75%      |
| 4                                | 5525-011-013 | HAGER DAVID AND JUDITH                                      | 4,400          | 4,400                        | \$684.45               | 4,600            | 4,600                        | \$933.08               | 40                |                           | 40                         | \$382.80             | \$2,000.33                  | 0.35%      |
| 5                                | 5525-011-015 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$684.45               | 2,272            | 2,272                        | \$460.86               | 40                |                           | 40                         | \$382.80             | \$1,528.11                  | 0.27%      |
| 6                                | 5525-011-016 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$684.45               | 2,400            | 2,400                        | \$486.83               | 40                |                           | 40                         | \$382.80             | \$1,554.08                  | 0.27%      |
| 7                                | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST               | 5,053          | 5,053                        | \$786.03               | 3,756            | 3,756                        | \$761.88               | 46                |                           | 46                         | \$440.22             | \$1,988.13                  | 0.35%      |
| 8                                | 5525-011-034 | KREGLER ETEKA M TRUST ETEKA M KREGLER TRUST                 | 5,271          | 5,271                        | \$819.94               | 1,462            | 1,462                        | \$296.56               | 48                | 110                       | 158                        | \$1,512.08           | \$2,628.57                  | 0.46%      |
| 9                                | 5525-011-035 | 7213 MELROSE LLC  | 4,400          | 4,400                        | \$684.45               | 2,272            | 2,272                        | \$460.86               | 40                |                           | 40                         | \$382.80             | \$1,528.11                  | 0.27%      |
| 10                               | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                                | 5,924          | 5,924                        | \$921.52               | 12,240           | 12,240                       | \$2,482.81             | 54                | 110                       | 164                        | \$1,569.50           | \$4,973.82                  | 0.87%      |
| 11                               | 5525-012-011 | KERMANI BENJAMIN  | 4,400          | 4,400                        | \$684.45               | 2,855            | 2,855                        | \$579.12               | 40                |                           | 40                         | \$382.80             | \$1,646.37                  | 0.29%      |
| 12                               | 5525-012-012 | 7261 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$684.45               | 3,904            | 3,904                        | \$791.90               | 40                |                           | 40                         | \$382.80             | \$1,859.16                  | 0.32%      |
| 13                               | 5525-012-013 | 7265 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$684.45               | 3,960            | 3,960                        | \$803.26               | 40                |                           | 40                         | \$382.80             | \$1,870.51                  | 0.33%      |
| 14                               | 5525-012-014 | WERKOW STEVEN A ET AL                                       | 4,400          | 4,400                        | \$684.45               | 4,000            | 4,000                        | \$811.38               | 40                |                           | 40                         | \$382.80             | \$1,878.63                  | 0.33%      |
| 15                               | 5525-012-029 | BEHNIU LP   | 9,780          | 9,780                        | \$1,521.34             | 4,190            | 4,190                        | \$849.92               | 90                | 103                       | 193                        | \$1,847.03           | \$4,218.29                  | 0.74%      |
| 16                               | 5525-013-002 | 1040 N WESTERN LLC  | 4,400          | 4,400                        | \$684.45               | 4,240            | 4,240                        | \$860.06               | 40                |                           | 40                         | \$382.80             | \$1,927.31                  | 0.34%      |
| 17                               | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$684.45               | 3,200            | 3,200                        | \$649.10               | 40                |                           | 40                         | \$382.80             | \$1,716.35                  | 0.30%      |
| 18                               | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$684.45               | 6,008            | 6,008                        | \$1,218.69             | 40                |                           | 40                         | \$382.80             | \$2,285.94                  | 0.40%      |
| 19                               | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                    | 4,400          | 4,400                        | \$684.45               | 3,904            | 3,904                        | \$791.90               | 40                |                           | 40                         | \$382.80             | \$1,859.16                  | 0.32%      |
| 20                               | 5525-013-027 | GROUNDINGS CORPORATION                                      | 5,576          | 5,576                        | \$867.38               | 4,843            | 4,843                        | \$982.37               | 48                | 103                       | 151                        | \$1,445.08           | \$3,294.84                  | 0.58%      |
| 21                               | 5525-013-028 | SIP 4500 LLC  | 9,990          | 9,990                        | \$1,554.01             | 11,368           | 11,368                       | \$2,305.93             | 90                | 103                       | 193                        | \$1,847.03           | \$5,706.97                  | 1.00%      |
| 22                               | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                         | 4,400          | 4,400                        | \$684.45               | 2,054            | 2,054                        | \$416.64               | 40                |                           | 40                         | \$382.80             | \$1,483.89                  | 0.26%      |
| 23                               | 5525-014-003 | N AND H PARTNERS LLC  | 4,400          | 4,400                        | \$684.45               | 2,081            | 2,081                        | \$422.12               | 40                |                           | 40                         | \$382.80             | \$1,489.37                  | 0.26%      |
| 24                               | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                        | 4,400          | 4,400                        | \$684.45               | 3,200            | 3,200                        | \$649.10               | 40                |                           | 40                         | \$382.80             | \$1,716.35                  | 0.30%      |
| 25                               | 5525-014-005 | SANDO PLACE LLC   | 4,400          | 4,400                        | \$684.45               | 3,200            | 3,200                        | \$649.10               | 40                |                           | 40                         | \$382.80             | \$1,716.35                  | 0.30%      |
| 26                               | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                   | 10,324         | 10,324                       | \$1,605.96             | 6,226            | 6,226                        | \$1,262.91             | 94                | 110                       | 204                        | \$1,952.30           | \$4,821.17                  | 0.84%      |
| 27                               | 5525-014-027 | 7200 MELROSE LLC  | 5,828          | 5,828                        | \$906.58               | 5,241            | 5,241                        | \$1,063.11             | 50                | 106                       | 156                        | \$1,492.94           | \$3,462.62                  | 0.60%      |
| 28                               | 5525-015-001 | 7150 MELROSE LLC  | 10,106         | 10,106                       | \$1,572.05             | 5,488            | 5,488                        | \$1,113.21             | 92                | 110                       | 202                        | \$1,933.16           | \$4,618.42                  | 0.81%      |
| 29                               | 5525-015-002 | FADLON ASHER AND CARMELA                                    | 4,400          | 4,400                        | \$684.45               | 4,000            | 4,000                        | \$811.38               | 40                |                           | 40                         | \$382.80             | \$1,878.63                  | 0.33%      |
| 30                               | 5525-015-003 | 7 MELROSE LLC   | 4,400          | 4,400                        | \$684.45               | 6,008            | 6,008                        | \$1,218.69             | 40                |                           | 40                         | \$382.80             | \$2,285.94                  | 0.40%      |
| 31                               | 5525-015-004 | ONE WAY REAL ESTATE LLC                                     | 4,400          | 4,400                        | \$684.45               | 3,380            | 3,380                        | \$685.61               | 40                |                           | 40                         | \$382.80             | \$1,752.86                  | 0.31%      |
| 32                               | 5525-015-024 | 7174 MELROSE AVENUE LLC                                     | 5,502          | 5,502                        | \$855.87               | 4,645            | 4,645                        | \$942.21               | 48                | 103                       | 151                        | \$1,445.08           | \$3,243.17                  | 0.57%      |
| 33                               | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                        | 10,585         | 10,585                       | \$1,646.56             | 0                | 0                            | \$0.00                 | 96                | 103                       | 199                        | \$1,904.45           | \$3,551.01                  | 0.62%      |
| 34                               | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                        | 5,358          | 5,358                        | \$833.47               | 0                | 0                            | \$0.00                 | 50                |                           | 50                         | \$478.50             | \$1,311.98                  | 0.23%      |
| 35                               | 5525-016-009 | JORDAN EDD M  | 4,400          | 4,400                        | \$684.45               | 3,459            | 3,459                        | \$701.64               | 40                |                           | 40                         | \$382.80             | \$1,768.89                  | 0.31%      |
| 36                               | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS                | 6,926          | 6,926                        | \$1,077.38             | 4,744            | 4,744                        | \$962.29               | 63                | 110                       | 173                        | \$1,655.63           | \$3,695.30                  | 0.65%      |
| 37                               | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                            | 11,021         | 11,021                       | \$1,714.39             | 4,063            | 4,063                        | \$824.16               | 100               | 110                       | 210                        | \$2,009.72           | \$4,548.26                  | 0.79%      |
| 38                               | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                  | 5,401          | 5,401                        | \$840.16               | 6,587            | 6,587                        | \$1,336.13             | 49                | 110                       | 159                        | \$1,521.65           | \$3,697.94                  | 0.65%      |
| 39                               | 5526-008-026 | GROUNDINGS  | 5,401          | 5,401                        | \$840.16               | 4,900            | 4,900                        | \$993.94               | 49                |                           | 49                         | \$468.93             | \$2,303.03                  | 0.40%      |
| 40                               | 5526-008-028 | MELROSE ASPIRATIONS LLC                                     | 10,530         | 10,530                       | \$1,638.01             | 10,911           | 10,911                       | \$2,213.23             | 96                |                           | 96                         | \$918.73             | \$4,769.97                  | 0.83%      |
| 41                               | 5526-009-002 | 7361 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$684.45               | 6,240            | 6,240                        | \$1,265.75             | 40                |                           | 40                         | \$382.80             | \$2,333.00                  | 0.41%      |
| 42                               | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$684.45               | 2,960            | 2,960                        | \$600.42               | 40                |                           | 40                         | \$382.80             | \$1,667.67                  | 0.29%      |
| 43                               | 5526-009-025 | COLABELLA PROPERTIES  | 4,400          | 4,400                        | \$684.45               | 3,840            | 3,840                        | \$778.92               | 40                |                           | 40                         | \$382.80             | \$1,846.17                  | 0.32%      |
| 44                               | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                   | 4,400          | 4,400                        | \$684.45               | 3,240            | 3,240                        | \$657.21               | 40                |                           | 40                         | \$382.80             | \$1,724.47                  | 0.30%      |
| 45                               | 5526-009-027 | WINETT KENNETH R TRUST                                      | 9,365          | 9,365                        | \$1,456.78             | 8,006            | 8,006                        | \$1,623.97             | 85                | 110                       | 195                        | \$1,866.17           | \$4,946.92                  | 0.86%      |
| 46                               | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST               | 8,939          | 8,939                        | \$1,390.52             | 6,072            | 6,072                        | \$1,231.67             | 80                | 103                       | 183                        | \$1,751.33           | \$4,373.52                  | 0.76%      |
| 47                               | 5526-010-001 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 8,799          | 8,799                        | \$1,368.74             | 5,280            | 5,280                        | \$1,071.02             | 80                | 110                       | 190                        | \$1,818.32           | \$4,258.08                  | 0.74%      |
| 48                               | 5526-010-002 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 4,400          | 4,400                        | \$684.45               | 5,125            | 5,125                        | \$1,039.58             | 40                |                           | 40                         | \$382.80             | \$2,106.83                  | 0.37%      |
| 49                               | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$684.45               | 4,194            | 4,194                        | \$850.73               | 40                |                           | 40                         | \$382.80             | \$1,917.98                  | 0.33%      |
| 50                               | 5526-010-025 | BRS LLC   | 4,400          | 4,400                        | \$684.45               | 2,000            | 2,000                        | \$405.69               | 40                |                           | 40                         | \$382.80             | \$1,472.94                  | 0.26%      |
| 51                               | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                         | 4,400          | 4,400                        | \$684.45               | 2,635            | 2,635                        | \$534.49               | 40                |                           | 40                         | \$382.80             | \$1,601.75                  | 0.28%      |
| 52                               | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                              | 4,400          | 4,400                        | \$684.45               | 1,592            | 1,592                        | \$322.93               | 40                | 110                       | 150                        | \$1,435.51           | \$2,442.89                  | 0.43%      |
| 53                               | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                  | 4,400          | 4,400                        | \$684.45               | 4,210            | 4,210                        | \$853.97               | 40                |                           | 40                         | \$382.80             | \$1,921.23                  | 0.34%      |
| 54                               | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                  | 8,799          | 8,799                        | \$1,368.74             | 14,140           | 14,140                       | \$2,868.22             | 80                | 110                       | 190                        | \$1,818.32           | \$6,055.27                  | 1.06%      |
| 55                               | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST          | 4,530          | 4,530                        | \$704.67               | 2,688            | 2,688                        | \$545.25               | 41                |                           | 41                         | \$392.37             | \$1,642.29                  | 0.29%      |
| 56                               | 5526-011-024 | 7449 MELROSE LLC  | 4,113          | 4,113                        | \$639.80               | 4,134            | 4,134                        | \$838.56               | 37                | 110                       | 147                        | \$1,406.80           | \$2,885.17                  | 0.50%      |
| 57                               | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                       | 4,966          | 4,966                        | \$772.49               | 3,680            | 3,680                        | \$746.47               | 45                |                           | 45                         | \$430.65             | \$1,949.61                  | 0.34%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #   | APN          | PROPERTY OWNER   | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----|--------------|--|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 58  | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 4,400          | 4,400                        | \$684.45               | 2,257            | 2,257                        | \$457.82               | 40                |                           | 40                         | \$382.80             | \$1,525.07                  | 0.27%      |
| 59  | 5526-012-025 | JOLIE MELROSE LLC  | 4,400          | 4,400                        | \$684.45               | 1,730            | 1,730                        | \$350.92               | 40                |                           | 40                         | \$382.80             | \$1,418.17                  | 0.25%      |
| 60  | 5526-012-026 | HERSON PROPERTIES LLC                                      | 4,400          | 4,400                        | \$684.45               | 5,349            | 5,349                        | \$1,085.01             | 40                |                           | 40                         | \$382.80             | \$2,152.26                  | 0.38%      |
| 61  | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 5,489          | 5,489                        | \$853.85               | 3,907            | 3,907                        | \$792.51               | 50                | 110                       | 160                        | \$1,531.22           | \$3,177.58                  | 0.55%      |
| 62  | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 2,701          | 2,701                        | \$420.16               | 2,832            | 2,832                        | \$574.45               | 0                 | 30                        | 30                         | \$287.10             | \$1,281.72                  | 0.22%      |
| 63  | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 6,826          | 6,826                        | \$1,061.83             | 3,794            | 3,794                        | \$769.59               | 83                | 73                        | 156                        | \$1,492.94           | \$3,324.35                  | 0.58%      |
| 64  | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 5,489          | 5,489                        | \$853.85               | 6,763            | 6,763                        | \$1,371.83             | 50                | 110                       | 160                        | \$1,531.22           | \$3,756.90                  | 0.66%      |
| 65  | 5526-013-002 | BUTZ RICHARD COMPANY TRUST BUTZ FAMILY TRUST               | 4,400          | 4,400                        | \$684.45               | 3,866            | 3,866                        | \$784.20               | 40                |                           | 40                         | \$382.80             | \$1,851.45                  | 0.32%      |
| 66  | 5526-013-003 | 7561 MELROSE LLC   | 4,400          | 4,400                        | \$684.45               | 2,800            | 2,800                        | \$567.96               | 40                |                           | 40                         | \$382.80             | \$1,635.22                  | 0.29%      |
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                       | 4,400          | 4,400                        | \$684.45               | 3,600            | 3,600                        | \$730.24               | 40                |                           | 40                         | \$382.80             | \$1,797.49                  | 0.31%      |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC             | 4,400          | 4,400                        | \$684.45               | 3,680            | 3,680                        | \$746.47               | 40                |                           | 40                         | \$382.80             | \$1,813.72                  | 0.32%      |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                               | 5,489          | 5,489                        | \$853.85               | 7,397            | 7,397                        | \$1,500.44             | 50                | 110                       | 160                        | \$1,531.22           | \$3,885.50                  | 0.68%      |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN        | 7,971          | 7,971                        | \$1,239.94             | 5,400            | 5,400                        | \$1,095.36             | 90                | 110                       | 200                        | \$1,914.02           | \$4,249.32                  | 0.74%      |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                               | 4,400          | 4,400                        | \$684.45               | 3,840            | 3,840                        | \$778.92               | 40                |                           | 40                         | \$382.80             | \$1,846.17                  | 0.32%      |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND          | 4,400          | 4,400                        | \$684.45               | 4,800            | 4,800                        | \$973.65               | 40                |                           | 40                         | \$382.80             | \$2,040.90                  | 0.36%      |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                  | 5,350          | 5,350                        | \$832.23               | 3,474            | 3,474                        | \$704.68               | 50                | 107                       | 157                        | \$1,502.51           | \$3,039.41                  | 0.53%      |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                               | 6,199          | 6,199                        | \$964.29               | 4,200            | 4,200                        | \$851.95               | 40                |                           | 40                         | \$382.80             | \$2,199.04                  | 0.38%      |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                         | 4,400          | 4,400                        | \$684.45               | 3,800            | 3,800                        | \$770.81               | 40                |                           | 40                         | \$382.80             | \$1,838.06                  | 0.32%      |
| 76  | 5526-015-025 | MELROSE RENTALS LLC  | 4,400          | 4,400                        | \$684.45               | 2,400            | 2,400                        | \$486.83               | 40                |                           | 40                         | \$382.80             | \$1,554.08                  | 0.27%      |
| 77  | 5526-015-026 | MONTI NAPOLEONE INC  | 4,400          | 4,400                        | \$684.45               | 4,000            | 4,000                        | \$811.38               | 40                |                           | 40                         | \$382.80             | \$1,878.63                  | 0.33%      |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                                 | 5,500          | 5,500                        | \$855.56               | 2,304            | 2,304                        | \$467.35               | 50                | 110                       | 160                        | \$1,531.22           | \$2,854.13                  | 0.50%      |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR     | 9,278          | 9,278                        | \$1,443.25             | 14,626           | 14,626                       | \$2,966.80             | 84                | 103                       | 187                        | \$1,789.61           | \$6,199.66                  | 1.08%      |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST      | 9,888          | 9,888                        | \$1,538.14             | 5,681            | 5,681                        | \$1,152.36             | 90                | 110                       | 200                        | \$1,914.02           | \$4,604.52                  | 0.80%      |
| 81  | 5526-016-002 | SIDON INC  | 4,400          | 4,400                        | \$684.45               | 3,600            | 3,600                        | \$730.24               | 40                |                           | 40                         | \$382.80             | \$1,797.49                  | 0.31%      |
| 82  | 5526-016-025 | FISCH PROPERTIES LP  | 4,400          | 4,400                        | \$684.45               | 3,600            | 3,600                        | \$730.24               | 40                |                           | 40                         | \$382.80             | \$1,797.49                  | 0.31%      |
| 83  | 5526-016-028 | FISCH PROPERTIES LP  | 9,888          | 9,888                        | \$1,538.14             | 5,205            | 5,205                        | \$1,055.80             | 90                | 110                       | 200                        | \$1,914.02           | \$4,507.96                  | 0.79%      |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                     | 9,900          | 9,900                        | \$1,540.01             | 5,292            | 5,292                        | \$1,073.45             | 90                | 110                       | 200                        | \$1,914.02           | \$4,527.48                  | 0.79%      |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                  | 17,860         | 17,860                       | \$2,778.24             | 15,546           | 15,546                       | \$3,153.41             | 163               | 103                       | 266                        | \$2,545.65           | \$8,477.30                  | 1.48%      |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 3,528          | 3,528                        | \$548.80               | 2,990            | 2,990                        | \$606.50               | 32                |                           | 32                         | \$382.80             | \$1,461.55                  | 0.26%      |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$718.20               | 1,760            | 1,760                        | \$357.01               | 40                |                           | 40                         | \$382.80             | \$1,458.01                  | 0.25%      |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$718.20               | 4,559            | 4,559                        | \$924.77               | 40                |                           | 40                         | \$382.80             | \$2,025.77                  | 0.35%      |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                      | 9,017          | 9,017                        | \$1,402.65             | 5,995            | 5,995                        | \$1,216.05             | 82                | 110                       | 192                        | \$1,837.46           | \$4,456.16                  | 0.78%      |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                         | 5,236          | 5,236                        | \$814.49               | 5,637            | 5,637                        | \$1,143.43             | 46                | 103                       | 149                        | \$1,425.94           | \$3,383.87                  | 0.59%      |
| 91  | 5526-019-001 | JANCSO JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCSO TR   | 8,799          | 8,799                        | \$1,368.74             | 12,410           | 12,410                       | \$2,517.30             | 80                | 110                       | 190                        | \$1,818.32           | \$5,704.35                  | 1.00%      |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$684.45               | 1,844            | 1,844                        | \$374.04               | 40                |                           | 40                         | \$382.80             | \$1,441.30                  | 0.25%      |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$684.45               | 4,020            | 4,020                        | \$815.43               | 40                |                           | 40                         | \$382.80             | \$1,882.69                  | 0.33%      |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$684.45               | 3,411            | 3,411                        | \$691.90               | 40                |                           | 40                         | \$382.80             | \$1,759.15                  | 0.31%      |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                  | 8,799          | 8,799                        | \$1,368.74             | 6,966            | 6,966                        | \$1,413.01             | 80                | 110                       | 190                        | \$1,818.32           | \$4,600.07                  | 0.80%      |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                    | 4,950          | 4,950                        | \$770.00               | 2,352            | 2,352                        | \$477.09               | 45                | 110                       | 155                        | \$1,483.37           | \$2,730.46                  | 0.48%      |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                                 | 4,400          | 4,400                        | \$684.45               | 3,920            | 3,920                        | \$795.15               | 40                |                           | 40                         | \$382.80             | \$1,862.40                  | 0.33%      |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST        | 4,400          | 4,400                        | \$684.45               | 3,510            | 3,510                        | \$711.98               | 40                |                           | 40                         | \$382.80             | \$1,779.23                  | 0.31%      |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                       | 4,400          | 4,400                        | \$684.45               | 3,808            | 3,808                        | \$772.43               | 40                |                           | 40                         | \$382.80             | \$1,839.68                  | 0.32%      |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                      | 8,800          | 8,800                        | \$1,368.90             | 6,000            | 6,000                        | \$1,217.06             | 80                |                           | 80                         | \$765.61             | \$3,351.57                  | 0.59%      |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                                 | 9,365          | 9,365                        | \$1,456.78             | 6,536            | 6,536                        | \$1,325.79             | 85                | 110                       | 195                        | \$1,866.17           | \$4,648.74                  | 0.81%      |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7,362          | 7,362                        | \$1,145.21             | 7,370            | 7,370                        | \$1,494.96             | 67                | 110                       | 177                        | \$1,693.91           | \$4,334.07                  | 0.76%      |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 4,400          | 4,400                        | \$684.45               | 3,620            | 3,620                        | \$734.30               | 40                |                           | 40                         | \$382.80             | \$1,801.55                  | 0.31%      |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS                | 5,184          | 5,184                        | \$806.40               | 5,170            | 5,170                        | \$1,048.70             | 47                |                           | 47                         | \$449.79             | \$2,304.90                  | 0.40%      |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERP      | 4,269          | 4,269                        | \$664.07               | 3,520            | 3,520                        | \$714.01               | 40                |                           | 40                         | \$382.80             | \$1,760.89                  | 0.31%      |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST        | 11,021         | 11,021                       | \$1,714.39             | 7,865            | 7,865                        | \$1,595.37             | 100               | 110                       | 210                        | \$2,009.72           | \$5,319.48                  | 0.93%      |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                        | 5,800          | 5,800                        | \$902.23               | 4,014            | 4,014                        | \$814.22               | 44                | 131                       | 175                        | \$1,674.77           | \$3,391.21                  | 0.59%      |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLA     | 5,184          | 5,184                        | \$806.40               | 4,400            | 4,400                        | \$892.51               | 40                |                           | 40                         | \$382.80             | \$2,081.72                  | 0.36%      |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                                | 5,140          | 5,140                        | \$799.56               | 7,316            | 7,316                        | \$1,484.01             | 40                |                           | 40                         | \$382.80             | \$2,666.37                  | 0.47%      |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                         | 5,140          | 5,140                        | \$799.56               | 2,850            | 2,850                        | \$578.11               | 40                |                           | 40                         | \$382.80             | \$1,760.47                  | 0.31%      |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                    | 11,220         | 11,220                       | \$1,745.34             | 286              | 286                          | \$58.01                | 86                | 119                       | 205                        | \$1,961.87           | \$3,765.23                  | 0.66%      |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                                 | 4,966          | 4,966                        | \$772.49               | 6,400            | 6,400                        | \$1,298.20             | 40                |                           | 40                         | \$382.80             | \$2,453.50                  | 0.43%      |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                  | 6,040          | 6,040                        | \$939.56               | 2,622            | 2,622                        | \$531.86               | 46                | 122                       | 168                        | \$1,607.78           | \$3,079.19                  | 0.54%      |
| 114 | 5527-008-026 | 499 CANON LLC  | 5,937          | 5,937                        | \$923.54               | 6,954            | 6,954                        | \$1,410.58             | 130               | 44                        | 174                        | \$1,665.20           | \$3,999.31                  | 0.70%      |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR       | 10,097         | 10,097                       | \$1,570.65             | 8,937            | 7,067                        | \$1,433.50             | 0                 | 79                        | 79                         | \$756.04             | \$3,760.19                  | 0.66%      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST            | 4,879          | 4,879                        | \$758.96               | 1,610            | 1,610                        | \$326.58               | 40                |                           | 40                         | \$382.80             | \$1,468.34                  | 0.26%      |
| 117 | 5527-009-012 | FADLON ISACK   | 4,792          | 4,792                        | \$745.43               | 0                | 0                            | \$0.00                 | 40                |                           | 40                         | \$382.80             | \$1,128.23                  | 0.20%      |
| 118 | 5527-009-013 | FADLON ISACK   | 4,835          | 4,835                        | \$752.11               | 7,890            | 7,890                        | \$1,600.44             | 40                |                           | 40                         | \$382.80             | \$2,735.36                  | 0.48%      |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST                | 3,572          | 3,572                        | \$555.65               | 2,152            | 2,152                        | \$436.52               | 30                | 119                       | 149                        | \$1,425.94           | \$2,418.11                  | 0.42%      |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                   | 7,144          | 7,144                        | \$1,111.29             | 4,176            | 4,176                        | \$847.08               | 60                |                           | 60                         | \$574.21             | \$2,532.58                  | 0.44%      |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                        | 8,189          | 8,189                        | \$1,273.85             | 8,358            | 6,610                        | \$1,340.80             | 0                 | 91                        | 91                         | \$870.88             | \$3,485.53                  | 0.61%      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                   | 2,701          | 2,701                        | \$420.16               | 4,740            | 4,740                        | \$961.48               | 91                | 31                        | 122                        | \$1,167.55           | \$2,549.19                  | 0.45%      |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                          | 10,367         | 10,367                       | \$1,612.65             | 7,852            | 7,852                        | \$1,592.73             | 90                | 115                       | 205                        | \$1,961.87           | \$5,167.25                  | 0.90%      |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                     | 4,661          | 4,661                        | \$725.05               | 5,506            | 5,506                        | \$1,116.86             | 40                |                           | 40                         | \$382.80             | \$2,224.71                  | 0.39%      |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                        | 4,661          | 4,661                        | \$725.05               | 4,240            | 4,240                        | \$860.06               | 40                |                           | 40                         | \$382.80             | \$1,967.91                  | 0.34%      |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                   | 4,661          | 4,661                        | \$725.05               | 3,338            | 3,338                        | \$677.09               | 40                |                           | 40                         | \$382.80             | \$1,784.95                  | 0.31%      |
| 127 | 5527-010-013 | GOLBARI LLC  | 5,881          | 5,881                        | \$914.83               | 8,160            | 8,160                        | \$1,655.21             | 50                | 118                       | 168                        | \$1,607.78           | \$4,177.81                  | 0.73%      |
| 128 | 5527-011-005 | MELPAX HOLDINGS LLC  | 3,645          | 3,645                        | \$567.00               | 3,600            | 3,600                        | \$730.24               | 31                | 105                       | 136                        | \$1,301.53           | \$2,598.77                  | 0.45%      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                             | 8,102          | 8,102                        | \$1,260.32             | 1,000            | 1,000                        | \$202.84               | 68                | 102                       | 170                        | \$1,626.92           | \$3,090.08                  | 0.54%      |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                      | 8,610          | 8,610                        | \$1,339.34             | 1,000            | 1,000                        | \$202.84               | 80                |                           | 80                         | \$765.61             | \$2,307.79                  | 0.40%      |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 9,801          | 9,801                        | \$1,524.61             | 6,256            | 6,256                        | \$1,268.99             | 89                | 110                       | 199                        | \$1,904.45           | \$4,698.05                  | 0.82%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #                 | APN          | PROPERTY OWNER                                       |
|-------------------|--------------|--|
| 132               | 5527-022-002 | K G MELROSE PROPERTIES LLC                           |
| 133               | 5527-022-025 | K G MELROSE PROPERTIES LLC                           |
| 134               | 5527-022-026 | K G MELROSE PROPERTIES LLC                           |
| 135               | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                         |
| 136               | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES RO |
| 137               | 5527-023-025 | D A D E S INC  |
| 138               | 5527-023-026 | YOUNG ISRAEL OF L A                                  |
| 139               | 5527-023-029 | 7650 MELROSE LLC                                     |
| Zone 1 Sub Totals |              |  |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 2,222          | 2,222                        | \$345.65               |
| 3,311          | 3,311                        | \$515.05               |
| 3,311          | 3,311                        | \$515.05               |
| 9,801          | 9,801                        | \$1,524.61             |
| 4,400          | 4,400                        | \$684.45               |
| 4,400          | 4,400                        | \$684.45               |
| 9,583          | 9,583                        | \$1,490.70             |
| 9,500          | 9,500                        | \$1,477.78             |
| 839,403        | 839,403                      | \$130,574.42           |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 1,710            | 1,710                        | \$346.86               |
| 1,600            | 1,600                        | \$324.55               |
| 2,550            | 2,550                        | \$517.25               |
| 6,160            | 6,160                        | \$1,249.52             |
| 3,560            | 3,560                        | \$722.13               |
| 2,400            | 2,400                        | \$486.83               |
| 3,611            | 2,856                        | \$579.32               |
| 13,590           | 13,590                       | \$2,756.65             |
| 648,091          | 643,718                      | \$130,574.42           |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 20                |                           | 20                         | \$191.40             |
| 30                |                           | 30                         | \$287.10             |
| 30                |                           | 30                         | \$287.10             |
| 89                | 110                       | 199                        | \$1,904.45           |
| 40                |                           | 40                         | \$382.80             |
| 40                |                           | 40                         | \$382.80             |
| 87                | 110                       | 197                        | \$1,885.31           |
| 83                | 103                       | 186                        | \$1,780.04           |
| 7,501             | 6,143                     | 13,644                     | \$130,574.42         |

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
| \$883.91                    | 0.15%      |
| \$1,126.70                  | 0.20%      |
| \$1,319.40                  | 0.23%      |
| \$4,678.58                  | 0.82%      |
| \$1,789.38                  | 0.31%      |
| \$1,554.08                  | 0.27%      |
| \$3,955.33                  | 0.69%      |
| \$6,014.47                  | 1.05%      |
| \$391,723.26                | 68.38%     |

| Zone 2 Public Schools |              |  |
|-----------------------|--------------|--|
| 140                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY |
| 141                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS         |
| Zone 2 Sub Totals     |              |  |

|           |           |             |
|-----------|-----------|-------------|
| 155,784   | 155,784   | \$2,399.01  |
| 1,065,042 | 1,065,042 | \$16,401.20 |
| 1,220,826 | 1,220,826 | \$18,800.21 |

|         |         |             |
|---------|---------|-------------|
| 25,209  | 25,209  | \$1,853.32  |
| 230,513 | 230,513 | \$16,946.89 |
| 255,722 | 255,722 | \$18,800.21 |

|       |       |       |             |
|-------|-------|-------|-------------|
| 264   | 240   | 504   | \$3,658.42  |
| 816   | 1270  | 2,086 | \$15,141.79 |
| 1,080 | 1,510 | 2,590 | \$18,800.21 |

|             |       |
|-------------|-------|
| \$7,910.75  | 1.38% |
| \$48,489.88 | 8.46% |
| \$56,400.62 | 9.85% |

| Zone 3 E/O La Brea to Highland |              |   |
|--------------------------------|--------------|---|
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC                           |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 145                            | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED   |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                     |
| 147                            | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                       |
| 148                            | 5524-014-023 | MADISON RENTALS WEST LLC                            |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST |
| 150                            | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIKJIAN SONIA           |
| 151                            | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST      |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                               |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                  |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST    |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                            |
| 156                            | 5524-017-001 | MELHAM LLC  |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                           |
| 158                            | 5524-017-019 | 6620 MELROSE LLC                                    |
| 159                            | 5524-017-020 | BOYD MELROSE LLC                                    |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                |
| 164                            | 5525-007-007 | 6911 MELROSE AVENUE LLC                             |
| 165                            | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC              |
| 166                            | 5525-007-009 | ROSENTHAL CLARA                                     |
| 167                            | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                  |
| 168                            | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                            |
| 169                            | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                         |
| 170                            | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                         |
| 171                            | 5525-008-008 | BROWN MICHAEL H                                     |
| 172                            | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                   |
| 173                            | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                            |
| 174                            | 5525-017-011 | MELROSE CROSSING LLC                                |
| 175                            | 5525-017-019 | MELROSE CROSSING LLC                                |
| 176                            | 5525-018-001 | MORRIS ANDREW                                       |
| 177                            | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                   |
| 178                            | 5525-018-003 | MARCUS KENNETH C                                    |
| 179                            | 5525-018-004 | AGENT 99 LLC  |
| 180                            | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES             |
| Zone 3 Sub Totals              |              |   |

|         |         |             |
|---------|---------|-------------|
| 7,057   | 7,057   | \$1,219.31  |
| 3,528   | 3,528   | \$609.57    |
| 3,528   | 3,528   | \$609.57    |
| 6,800   | 6,800   | \$1,174.91  |
| 3,440   | 3,440   | \$594.36    |
| 3,572   | 3,572   | \$617.17    |
| 1,786   | 1,786   | \$308.59    |
| 11,190  | 11,190  | \$1,933.41  |
| 8,799   | 8,799   | \$1,520.29  |
| 8,799   | 8,799   | \$1,520.29  |
| 8,799   | 8,799   | \$1,520.29  |
| 8,799   | 8,799   | \$1,520.29  |
| 4,400   | 4,400   | \$760.23    |
| 12,188  | 12,188  | \$2,105.84  |
| 13,803  | 13,803  | \$2,384.88  |
| 4,400   | 4,400   | \$760.23    |
| 5,837   | 5,837   | \$1,008.52  |
| 3,833   | 3,833   | \$662.27    |
| 7,928   | 7,928   | \$1,369.80  |
| 1,786   | 1,786   | \$308.59    |
| 1,786   | 1,786   | \$308.59    |
| 1,786   | 1,786   | \$308.59    |
| 5,400   | 5,400   | \$933.01    |
| 3,615   | 3,615   | \$624.60    |
| 4,269   | 4,269   | \$737.60    |
| 5,456   | 5,456   | \$942.69    |
| 3,659   | 3,659   | \$632.20    |
| 3,659   | 3,659   | \$632.20    |
| 1,830   | 1,830   | \$316.19    |
| 3,659   | 3,659   | \$632.20    |
| 3,877   | 3,877   | \$669.87    |
| 5,345   | 5,345   | \$923.51    |
| 16,814  | 16,814  | \$2,905.13  |
| 16,814  | 16,814  | \$2,905.13  |
| 9,670   | 9,670   | \$1,670.78  |
| 4,400   | 4,400   | \$760.23    |
| 4,400   | 4,400   | \$760.23    |
| 4,400   | 4,400   | \$760.23    |
| 9,480   | 9,480   | \$1,637.96  |
| 240,591 | 240,591 | \$41,569.35 |

|         |         |             |
|---------|---------|-------------|
| 3,046   | 3,046   | \$713.01    |
| 3,194   | 3,194   | \$747.65    |
| 1,820   | 1,820   | \$426.03    |
| 2,880   | 2,880   | \$674.15    |
| 3,400   | 3,400   | \$795.87    |
| 2,800   | 2,800   | \$655.42    |
| 2,560   | 2,560   | \$599.25    |
| 6,000   | 6,000   | \$1,404.48  |
| 3,116   | 3,116   | \$729.39    |
| 6,980   | 6,980   | \$1,633.88  |
| 8,240   | 8,240   | \$1,928.82  |
| 3,373   | 3,373   | \$789.55    |
| 6,560   | 6,560   | \$1,535.57  |
| 14,751  | 11,421  | \$2,673.43  |
| 13,981  | 13,981  | \$3,272.67  |
| 4,120   | 4,120   | \$964.41    |
| 3,180   | 3,180   | \$744.37    |
| 3,517   | 3,517   | \$823.26    |
| 1,965   | 1,965   | \$459.97    |
| 868     | 868     | \$203.18    |
| 800     | 800     | \$187.26    |
| 2,214   | 2,214   | \$518.25    |
| 3,600   | 3,600   | \$842.69    |
| 2,764   | 2,764   | \$647.00    |
| 2,490   | 2,490   | \$582.86    |
| 4,778   | 4,778   | \$1,118.43  |
| 2,400   | 2,400   | \$561.79    |
| 4,736   | 4,736   | \$1,108.60  |
| 1,800   | 1,800   | \$421.34    |
| 3,200   | 3,200   | \$749.06    |
| 2,349   | 2,349   | \$549.85    |
| 1,810   | 1,810   | \$423.69    |
| 23,039  | 23,039  | \$5,392.97  |
| 200     | 200     | \$46.82     |
| 6,160   | 6,160   | \$1,441.93  |
| 5,784   | 5,784   | \$1,353.92  |
| 5,114   | 5,114   | \$1,197.09  |
| 6,080   | 6,080   | \$1,423.21  |
| 6,773   | 5,247   | \$1,228.82  |
| 182,442 | 177,586 | \$41,569.35 |

|       |       |       |             |
|-------|-------|-------|-------------|
| 80    | 89    | 169   | \$1,686.73  |
| 40    |       | 40    | \$399.23    |
| 40    |       | 40    | \$399.23    |
| 76    | 81    | 157   | \$1,566.96  |
| 40    | 89    | 129   | \$1,287.50  |
| 40    |       | 40    | \$399.23    |
| 20    |       | 20    | \$199.61    |
| 129   | 81    | 210   | \$2,095.93  |
| 80    | 110   | 190   | \$1,896.32  |
| 80    |       | 80    | \$798.45    |
| 80    | 110   | 190   | \$1,896.32  |
| 80    | 110   | 190   | \$1,896.32  |
| 40    |       | 40    | \$399.23    |
| 111   | 103   | 214   | \$2,135.86  |
| 128   | 110   | 238   | \$2,375.39  |
| 40    |       | 40    | \$399.23    |
| 53    |       | 53    | \$528.97    |
| 35    | 110   | 145   | \$1,447.19  |
| 89    | 90    | 179   | \$1,786.53  |
| 20    |       | 20    | \$711.38    |
| 20    |       | 20    | \$199.61    |
| 20    |       | 20    | \$1,026.45  |
| 60    |       | 60    | \$598.84    |
| 40    |       | 40    | \$399.23    |
| 49    | 89    | 138   | \$1,377.33  |
| 60    |       | 60    | \$598.84    |
| 40    |       | 40    | \$399.23    |
| 20    |       | 20    | \$199.61    |
| 40    |       | 40    | \$399.23    |
| 43    | 90    | 133   | \$1,327.42  |
| 56    | 82    | 138   | \$1,377.33  |
| 153   | 110   | 263   | \$2,624.91  |
| 153   | 110   | 263   | \$2,624.91  |
| 89    | 110   | 199   | \$1,986.15  |
| 40    | 0     | 40    | \$399.23    |
| 40    | 0     | 40    | \$399.23    |
| 40    | 0     | 40    | \$399.23    |
| 84    | 103   | 187   | \$1,866.38  |
| 2,388 | 1,777 | 4,165 | \$41,569.35 |

|              |        |
|--------------|--------|
| \$3,619.05   | 0.63%  |
| \$1,756.45   | 0.31%  |
| \$1,434.82   | 0.25%  |
| \$3,416.02   | 0.60%  |
| \$2,677.74   | 0.47%  |
| \$1,671.82   | 0.29%  |
| \$1,107.44   | 0.19%  |
| \$5,433.82   | 0.95%  |
| \$4,146.01   | 0.72%  |
| \$3,952.62   | 0.69%  |
| \$5,345.43   | 0.93%  |
| \$4,206.17   | 0.73%  |
| \$2,695.02   | 0.47%  |
| \$6,915.13   | 1.21%  |
| \$8,032.95   | 1.40%  |
| \$2,123.87   | 0.37%  |
| \$2,281.87   | 0.40%  |
| \$2,932.72   | 0.51%  |
| \$3,616.30   | 0.63%  |
| \$711.38     | 0.12%  |
| \$695.46     | 0.12%  |
| \$1,026.45   | 0.18%  |
| \$2,374.54   | 0.41%  |
| \$1,670.82   | 0.29%  |
| \$2,697.79   | 0.47%  |
| \$2,659.96   | 0.46%  |
| \$1,593.22   | 0.28%  |
| \$2,140.03   | 0.37%  |
| \$937.14     | 0.16%  |
| \$1,780.48   | 0.31%  |
| \$2,547.15   | 0.44%  |
| \$2,724.52   | 0.48%  |
| \$10,923.01  | 1.91%  |
| \$5,576.85   | 0.97%  |
| \$5,098.86   | 0.89%  |
| \$2,513.38   | 0.44%  |
| \$2,356.54   | 0.41%  |
| \$2,582.67   | 0.45%  |
| \$4,732.55   | 0.83%  |
| \$124,708.06 | 21.77% |

|                           |
|---------------------------|
| Melrose PBID Grand Totals |
|---------------------------|

|           |           |              |
|-----------|-----------|--------------|
| 2,300,820 | 2,300,820 | \$190,943.98 |
|-----------|-----------|--------------|

|           |           |              |
|-----------|-----------|--------------|
| 1,086,255 | 1,077,026 | \$190,943.98 |
|-----------|-----------|--------------|

|        |       |        |              |
|--------|-------|--------|--------------|
| 10,969 | 9,430 | 20,399 | \$190,943.98 |
|--------|-------|--------|--------------|

|              |      |
|--------------|------|
| \$572,831.94 | 100% |
|--------------|------|

100.00%

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| # | APN | PROPERTY OWNER |
|---|-----|----------------|
|---|-----|----------------|

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
|----------------|------------------------------|------------------------|

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
|------------------|------------------------------|------------------------|

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
|-------------------|---------------------------|----------------------------|----------------------|

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
|-----------------------------|------------|

| Zone 1 Budget | Zone 2 Budget                          | Zone 3 Budget        | Total Budget            |
|---------------|--|----------------------|-------------------------|
| \$391,723     | \$56,401                               | \$124,708            | \$72,832                |
|               |  |                      |                         |
| 33%           | <u>Lot Area Factor =</u>               | <u>Budget Amount</u> | <u>Assessment Rates</u> |
|               | <u>Zone 1</u> Lot Area SF Rate         | \$130,574.42         | \$0.1556                |
|               | <u>Zone 2</u> Lot Area SF Rate         | \$18,800.21          | \$0.0154                |
|               | <u>Zone 3</u> Lot Area SF Rate         | \$41,569.35          | \$0.1728                |
| 33%           | <u>Improvement Area Factor =</u>       |                      |                         |
|               | <u>Zone 1</u> Improvement Area SF Rate | \$130,574.42         | \$0.2028                |
|               | <u>Zone 2</u> Improvement Area SF Rate | \$18,800.21          | \$0.0735                |
|               | <u>Zone 3</u> Improvement Area SF Rate | \$41,569.35          | \$0.2341                |
| 33%           | <u>Street Frontage Factor</u>          |                      |                         |
|               | <u>Zone 1</u> Street Frontage SF Rate  | \$130,574.42         | \$9.5701                |
|               | <u>Zone 2</u> Street Frontage SF Rate  | \$18,800.21          | \$7.2588                |
|               | <u>Zone 3</u> Street Frontage SF Rate  | \$41,569.35          | \$9.9806                |

**ZONE 1****Lot Area****Benefit Unit****Rate****Assessment**

|               | <b>MDP</b>   | <b>ER</b>    | <b>Difference</b> |
|---------------|--------------|--------------|-------------------|
| <b>Zone1</b>  | \$400,868.00 | \$391,723.00 | \$9,145.00        |
| <b>Zone 2</b> | \$44,793.00  | \$56,401.00  | -\$11,608.00      |
| <b>Zone 3</b> | \$127,170.00 | \$124,708.00 | \$2,462.00        |

| <b>Lot Area</b>         |              |        |
|-------------------------|--------------|--------|
| Zone1                   | \$130,574.42 | 0.1556 |
| Zone 2                  | \$18,800.21  | 0.0154 |
| Zone 3                  | \$41,569.35  | 0.1728 |
| <b>Improvement Area</b> |              |        |
| Zone1                   | \$130,574.42 | 0.2028 |
| Zone 2                  | \$18,800.21  | 0.0735 |
| Zone 3                  | \$41,569.35  | 0.2341 |
| <b>Street Frontage</b>  |              |        |
| Zone1                   | \$130,574.42 | 9.5701 |
| Zone 2                  | \$18,800.21  | 7.2588 |
| Zone 3                  | \$41,569.35  | 9.9806 |

**RM Re-Do Comparison**

|               |                     |
|---------------|---------------------|
| Lot Area      | \$130,611.11        |
| Imp Area      | \$130,546.01        |
| St Front      | \$130,574.44        |
| <b>ZONE 1</b> | <b>\$391,731.56</b> |

|               |                    |
|---------------|--------------------|
| Lot Area      | \$18,800.72        |
| Imp Area      | \$18,795.57        |
| St Front      | \$18,800.29        |
| <b>ZONE 2</b> | <b>\$56,396.58</b> |

|               |                     |
|---------------|---------------------|
| Lot Area      | \$41,574.12         |
| Imp Area      | \$41,572.88         |
| St Front      | \$41,569.20         |
| <b>ZONE 3</b> | <b>\$124,716.21</b> |

|        |        |            |
|--------|--------|------------|
| 14,636 | 0.1556 | \$2,277.36 |
| 10,411 | 0.1556 | \$1,619.95 |
| 5,924  | 0.1556 | \$921.77   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 5,053  | 0.1556 | \$786.25   |
| 5,271  | 0.1556 | \$820.17   |
| 4,400  | 0.1556 | \$684.64   |
| 5,924  | 0.1556 | \$921.77   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 9,780  | 0.1556 | \$1,521.77 |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 5,576  | 0.1556 | \$867.63   |
| 9,990  | 0.1556 | \$1,554.44 |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 10,324 | 0.1556 | \$1,606.41 |
| 5,828  | 0.1556 | \$906.84   |
| 10,106 | 0.1556 | \$1,572.49 |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 5,502  | 0.1556 | \$856.11   |
| 10,585 | 0.1556 | \$1,647.03 |
| 5,358  | 0.1556 | \$833.70   |
| 4,400  | 0.1556 | \$684.64   |
| 6,926  | 0.1556 | \$1,077.69 |
| 11,021 | 0.1556 | \$1,714.87 |
| 5,401  | 0.1556 | \$840.40   |
| 5,401  | 0.1556 | \$840.40   |
| 10,530 | 0.1556 | \$1,638.47 |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 9,365  | 0.1556 | \$1,457.19 |
| 8,939  | 0.1556 | \$1,390.91 |

|        |        |            |
|--------|--------|------------|
| 8,799  | 0.1556 | \$1,369.12 |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 8,799  | 0.1556 | \$1,369.12 |
| 4,530  | 0.1556 | \$704.87   |
| 4,113  | 0.1556 | \$639.98   |
| 4,966  | 0.1556 | \$772.71   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 5,489  | 0.1556 | \$854.09   |
| 2,701  | 0.1556 | \$420.28   |
| 6,826  | 0.1556 | \$1,062.13 |
| 5,489  | 0.1556 | \$854.09   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 5,489  | 0.1556 | \$854.09   |
| 7,971  | 0.1556 | \$1,240.29 |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 5,350  | 0.1556 | \$832.46   |
| 6,199  | 0.1556 | \$964.56   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 5,500  | 0.1556 | \$855.80   |
| 9,278  | 0.1556 | \$1,443.66 |
| 9,888  | 0.1556 | \$1,538.57 |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |
| 9,888  | 0.1556 | \$1,538.57 |
| 9,900  | 0.1556 | \$1,540.44 |
| 17,860 | 0.1556 | \$2,779.02 |
| 3,528  | 0.1556 | \$548.96   |
| 4,617  | 0.1556 | \$718.41   |
| 4,617  | 0.1556 | \$718.41   |
| 9,017  | 0.1556 | \$1,403.05 |
| 5,236  | 0.1556 | \$814.72   |
| 8,799  | 0.1556 | \$1,369.12 |
| 4,400  | 0.1556 | \$684.64   |
| 4,400  | 0.1556 | \$684.64   |

|               |                |                            |
|---------------|----------------|----------------------------|
| 4,400         | 0.1556         | \$684.64                   |
| 8,799         | 0.1556         | \$1,369.12                 |
| 4,950         | 0.1556         | \$770.22                   |
| 4,400         | 0.1556         | \$684.64                   |
| 4,400         | 0.1556         | \$684.64                   |
| 4,400         | 0.1556         | \$684.64                   |
| 8,800         | 0.1556         | \$1,369.28                 |
| 9,365         | 0.1556         | \$1,457.19                 |
| 7,362         | 0.1556         | \$1,145.53                 |
| 4,400         | 0.1556         | \$684.64                   |
| 5,184         | 0.1556         | \$806.63                   |
| 4,269         | 0.1556         | \$664.26                   |
| 11,021        | 0.1556         | \$1,714.87                 |
| 5,800         | 0.1556         | \$902.48                   |
| 5,184         | 0.1556         | \$806.63                   |
| 5,140         | 0.1556         | \$799.78                   |
| 5,140         | 0.1556         | \$799.78                   |
| 11,220        | 0.1556         | \$1,745.83                 |
| 4,966         | 0.1556         | \$772.71                   |
| 6,040         | 0.1556         | \$939.82                   |
| 5,937         | 0.1556         | \$923.80                   |
| 10,097        | 0.1556         | \$1,571.09                 |
| 4,879         | 0.1556         | \$759.17                   |
| 4,792         | 0.1556         | \$745.64                   |
| 4,835         | 0.1556         | \$752.33                   |
| 3,572         | 0.1556         | \$555.80                   |
| 7,144         | 0.1556         | \$1,111.61                 |
| 8,189         | 0.1556         | \$1,274.21                 |
| 2,701         | 0.1556         | \$420.28                   |
| 10,367        | 0.1556         | \$1,613.11                 |
| 4,661         | 0.1556         | \$725.25                   |
| 4,661         | 0.1556         | \$725.25                   |
| 4,661         | 0.1556         | \$725.25                   |
| 5,881         | 0.1556         | \$915.08                   |
| 3,645         | 0.1556         | \$567.16                   |
| 8,102         | 0.1556         | \$1,260.67                 |
| 8,610         | 0.1556         | \$1,339.72                 |
| 9,801         | 0.1556         | \$1,525.04                 |
| 2,222         | 0.1556         | \$345.74                   |
| 3,311         | 0.1556         | \$515.19                   |
| 3,311         | 0.1556         | \$515.19                   |
| 9,801         | 0.1556         | \$1,525.04                 |
| 4,400         | 0.1556         | \$684.64                   |
| 4,400         | 0.1556         | \$684.64                   |
| 9,583         | 0.1556         | \$1,491.11                 |
| 9,500         | 0.1556         | \$1,478.20                 |
| <b>TOTAL:</b> | <b>839,403</b> | <b>0.1556 \$130,611.11</b> |

|               |                 |                     |               |                    |
|---------------|-----------------|---------------------|---------------|--------------------|
|               |                 | 839,403             | 0.1617        | \$135,731.47       |
| <b>ZONE 2</b> | <b>Lot Area</b> | <b>Benefit Unit</b> | <b>Rate</b>   | <b>Assessment</b>  |
|               |                 | 155,784             | 0.0154        | \$2,399.07         |
|               |                 | 1,065,042           | 0.0154        | \$16,401.65        |
|               | <b>TOTAL:</b>   | <b>1,220,826</b>    | <b>0.0154</b> | <b>\$18,800.72</b> |
|               |                 | <b>1,220,826</b>    | <b>0.0075</b> | <b>\$9,156.20</b>  |
| <b>ZONE 3</b> | <b>Lot Area</b> | <b>Benefit Unit</b> | <b>Rate</b>   | <b>Assessment</b>  |
|               |                 | 7,057               | 0.1728        | \$1,219.45         |
|               |                 | 3,528               | 0.1728        | \$609.64           |
|               |                 | 3,528               | 0.1728        | \$609.64           |
|               |                 | 6,800               | 0.1728        | \$1,175.04         |
|               |                 | 3,440               | 0.1728        | \$594.43           |
|               |                 | 3,572               | 0.1728        | \$617.24           |
|               |                 | 1,786               | 0.1728        | \$308.62           |
|               |                 | 11,190              | 0.1728        | \$1,933.63         |
|               |                 | 8,799               | 0.1728        | \$1,520.47         |
|               |                 | 8,799               | 0.1728        | \$1,520.47         |
|               |                 | 8,799               | 0.1728        | \$1,520.47         |
|               |                 | 8,799               | 0.1728        | \$1,520.47         |
|               |                 | 4,400               | 0.1728        | \$760.32           |
|               |                 | 12,188              | 0.1728        | \$2,106.09         |
|               |                 | 13,803              | 0.1728        | \$2,385.16         |
|               |                 | 4,400               | 0.1728        | \$760.32           |
|               |                 | 5,837               | 0.1728        | \$1,008.63         |
|               |                 | 3,833               | 0.1728        | \$662.34           |
|               |                 | 7,928               | 0.1728        | \$1,369.96         |
|               |                 | 1,786               | 0.1728        | \$308.62           |
|               |                 | 1,786               | 0.1728        | \$308.62           |
|               |                 | 1,786               | 0.1728        | \$308.62           |
|               |                 | 5,400               | 0.1728        | \$933.12           |
|               |                 | 3,615               | 0.1728        | \$624.67           |
|               |                 | 4,269               | 0.1728        | \$737.68           |
|               |                 | 5,456               | 0.1728        | \$942.80           |
|               |                 | 3,659               | 0.1728        | \$632.28           |
|               |                 | 3,659               | 0.1728        | \$632.28           |
|               |                 | 1,830               | 0.1728        | \$316.22           |
|               |                 | 3,659               | 0.1728        | \$632.28           |
|               |                 | 3,877               | 0.1728        | \$669.95           |
|               |                 | 5,345               | 0.1728        | \$923.62           |
|               |                 | 16,814              | 0.1728        | \$2,905.46         |
|               |                 | 16,814              | 0.1728        | \$2,905.46         |
|               |                 | 9,670               | 0.1728        | \$1,670.98         |
|               |                 | 4,400               | 0.1728        | \$760.32           |
|               |                 | 4,400               | 0.1728        | \$760.32           |
|               |                 | 4,400               | 0.1728        | \$760.32           |
|               |                 | 9,480               | 0.1728        | \$1,638.14         |
|               | <b>TOTAL:</b>   | <b>240,591</b>      | <b>0.1728</b> | <b>\$41,574.12</b> |

240,591 **0.1786** \$42,969.55

| <b>Imp Area</b> | <b>Benefit Unit</b> | <b>Rate</b> | <b>Assessment</b> | <b>Front Area</b> | <b>Benefit Unit</b> | <b>Rate</b> | <b>Assessment</b> |
|-----------------|---------------------|-------------|-------------------|-------------------|---------------------|-------------|-------------------|
|                 | 7,629               | 0.2028      | \$1,547.16        |                   | 243                 | 9.5701      | \$2,325.53        |
|                 | 2,008               | 0.2028      | \$407.22          |                   | 206                 | 9.5701      | \$1,971.44        |
|                 | 8,913               | 0.2028      | \$1,807.56        |                   | 164                 | 9.5701      | \$1,569.50        |
|                 | 4,600               | 0.2028      | \$932.88          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 2,272               | 0.2028      | \$460.76          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 2,400               | 0.2028      | \$486.72          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 3,756               | 0.2028      | \$761.72          |                   | 46                  | 9.5701      | \$440.22          |
|                 | 1,462               | 0.2028      | \$296.49          |                   | 158                 | 9.5701      | \$1,512.08        |
|                 | 2,272               | 0.2028      | \$460.76          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 12,240              | 0.2028      | \$2,482.27        |                   | 164                 | 9.5701      | \$1,569.50        |
|                 | 2,855               | 0.2028      | \$578.99          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 3,904               | 0.2028      | \$791.73          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 3,960               | 0.2028      | \$803.09          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 4,000               | 0.2028      | \$811.20          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 4,190               | 0.2028      | \$849.73          |                   | 193                 | 9.5701      | \$1,847.03        |
|                 | 4,240               | 0.2028      | \$859.87          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 3,200               | 0.2028      | \$648.96          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 6,008               | 0.2028      | \$1,218.42        |                   | 40                  | 9.5701      | \$382.80          |
|                 | 3,904               | 0.2028      | \$791.73          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 4,843               | 0.2028      | \$982.16          |                   | 151                 | 9.5701      | \$1,445.09        |
|                 | 11,368              | 0.2028      | \$2,305.43        |                   | 193                 | 9.5701      | \$1,847.03        |
|                 | 2,054               | 0.2028      | \$416.55          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 2,081               | 0.2028      | \$422.03          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 3,200               | 0.2028      | \$648.96          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 3,200               | 0.2028      | \$648.96          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 6,226               | 0.2028      | \$1,262.63        |                   | 204                 | 9.5701      | \$1,952.30        |
|                 | 5,241               | 0.2028      | \$1,062.87        |                   | 156                 | 9.5701      | \$1,492.94        |
|                 | 5,488               | 0.2028      | \$1,112.97        |                   | 202                 | 9.5701      | \$1,933.16        |
|                 | 4,000               | 0.2028      | \$811.20          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 6,008               | 0.2028      | \$1,218.42        |                   | 40                  | 9.5701      | \$382.80          |
|                 | 3,380               | 0.2028      | \$685.46          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 4,645               | 0.2028      | \$942.01          |                   | 151                 | 9.5701      | \$1,445.09        |
|                 | 0                   | 0.2028      | \$0.00            |                   | 199                 | 9.5701      | \$1,904.45        |
|                 | 0                   | 0.2028      | \$0.00            |                   | 50                  | 9.5701      | \$478.51          |
|                 | 3,459               | 0.2028      | \$701.49          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 4,744               | 0.2028      | \$962.08          |                   | 173                 | 9.5701      | \$1,655.63        |
|                 | 4,063               | 0.2028      | \$823.98          |                   | 210                 | 9.5701      | \$2,009.72        |
|                 | 6,587               | 0.2028      | \$1,335.84        |                   | 159                 | 9.5701      | \$1,521.65        |
|                 | 4,900               | 0.2028      | \$993.72          |                   | 49                  | 9.5701      | \$468.93          |
|                 | 10,911              | 0.2028      | \$2,212.75        |                   | 96                  | 9.5701      | \$918.73          |
|                 | 6,240               | 0.2028      | \$1,265.47        |                   | 40                  | 9.5701      | \$382.80          |
|                 | 2,960               | 0.2028      | \$600.29          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 3,840               | 0.2028      | \$778.75          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 3,240               | 0.2028      | \$657.07          |                   | 40                  | 9.5701      | \$382.80          |
|                 | 8,006               | 0.2028      | \$1,623.62        |                   | 195                 | 9.5701      | \$1,866.17        |
|                 | 6,072               | 0.2028      | \$1,231.40        |                   | 183                 | 9.5701      | \$1,751.33        |

|        |        |            |     |        |            |
|--------|--------|------------|-----|--------|------------|
| 5,280  | 0.2028 | \$1,070.78 | 190 | 9.5701 | \$1,818.32 |
| 5,125  | 0.2028 | \$1,039.35 | 40  | 9.5701 | \$382.80   |
| 4,194  | 0.2028 | \$850.54   | 40  | 9.5701 | \$382.80   |
| 2,000  | 0.2028 | \$405.60   | 40  | 9.5701 | \$382.80   |
| 2,635  | 0.2028 | \$534.38   | 40  | 9.5701 | \$382.80   |
| 1,592  | 0.2028 | \$322.86   | 150 | 9.5701 | \$1,435.52 |
| 4,210  | 0.2028 | \$853.79   | 40  | 9.5701 | \$382.80   |
| 14,140 | 0.2028 | \$2,867.59 | 190 | 9.5701 | \$1,818.32 |
| 2,688  | 0.2028 | \$545.13   | 41  | 9.5701 | \$392.37   |
| 4,134  | 0.2028 | \$838.38   | 147 | 9.5701 | \$1,406.80 |
| 3,680  | 0.2028 | \$746.30   | 45  | 9.5701 | \$430.65   |
| 2,257  | 0.2028 | \$457.72   | 40  | 9.5701 | \$382.80   |
| 1,730  | 0.2028 | \$350.84   | 40  | 9.5701 | \$382.80   |
| 5,349  | 0.2028 | \$1,084.78 | 40  | 9.5701 | \$382.80   |
| 3,907  | 0.2028 | \$792.34   | 160 | 9.5701 | \$1,531.22 |
| 2,832  | 0.2028 | \$574.33   | 30  | 9.5701 | \$287.10   |
| 3,794  | 0.2028 | \$769.42   | 156 | 9.5701 | \$1,492.94 |
| 6,763  | 0.2028 | \$1,371.54 | 160 | 9.5701 | \$1,531.22 |
| 3,866  | 0.2028 | \$784.02   | 40  | 9.5701 | \$382.80   |
| 2,800  | 0.2028 | \$567.84   | 40  | 9.5701 | \$382.80   |
| 3,600  | 0.2028 | \$730.08   | 40  | 9.5701 | \$382.80   |
| 3,680  | 0.2028 | \$746.30   | 40  | 9.5701 | \$382.80   |
| 7,397  | 0.2028 | \$1,500.11 | 160 | 9.5701 | \$1,531.22 |
| 5,400  | 0.2028 | \$1,095.12 | 200 | 9.5701 | \$1,914.02 |
| 3,840  | 0.2028 | \$778.75   | 40  | 9.5701 | \$382.80   |
| 4,800  | 0.2028 | \$973.44   | 40  | 9.5701 | \$382.80   |
| 3,474  | 0.2028 | \$704.53   | 157 | 9.5701 | \$1,502.51 |
| 4,200  | 0.2028 | \$851.76   | 40  | 9.5701 | \$382.80   |
| 3,800  | 0.2028 | \$770.64   | 40  | 9.5701 | \$382.80   |
| 2,400  | 0.2028 | \$486.72   | 40  | 9.5701 | \$382.80   |
| 4,000  | 0.2028 | \$811.20   | 40  | 9.5701 | \$382.80   |
| 2,304  | 0.2028 | \$467.25   | 160 | 9.5701 | \$1,531.22 |
| 14,626 | 0.2028 | \$2,966.15 | 187 | 9.5701 | \$1,789.61 |
| 5,681  | 0.2028 | \$1,152.11 | 200 | 9.5701 | \$1,914.02 |
| 3,600  | 0.2028 | \$730.08   | 40  | 9.5701 | \$382.80   |
| 3,600  | 0.2028 | \$730.08   | 40  | 9.5701 | \$382.80   |
| 5,205  | 0.2028 | \$1,055.57 | 200 | 9.5701 | \$1,914.02 |
| 5,292  | 0.2028 | \$1,073.22 | 200 | 9.5701 | \$1,914.02 |
| 15,546 | 0.2028 | \$3,152.73 | 266 | 9.5701 | \$2,545.65 |
| 2,990  | 0.2028 | \$606.37   | 32  | 9.5701 | \$306.24   |
| 1,760  | 0.2028 | \$356.93   | 40  | 9.5701 | \$382.80   |
| 4,559  | 0.2028 | \$924.57   | 40  | 9.5701 | \$382.80   |
| 5,995  | 0.2028 | \$1,215.79 | 192 | 9.5701 | \$1,837.46 |
| 5,637  | 0.2028 | \$1,143.18 | 149 | 9.5701 | \$1,425.94 |
| 12,410 | 0.2028 | \$2,516.75 | 190 | 9.5701 | \$1,818.32 |
| 1,844  | 0.2028 | \$373.96   | 40  | 9.5701 | \$382.80   |
| 4,020  | 0.2028 | \$815.26   | 40  | 9.5701 | \$382.80   |

|                |               |                     |               |               |                     |
|----------------|---------------|---------------------|---------------|---------------|---------------------|
| 3,411          | 0.2028        | \$691.75            | 40            | 9.5701        | \$382.80            |
| 6,966          | 0.2028        | \$1,412.70          | 190           | 9.5701        | \$1,818.32          |
| 2,352          | 0.2028        | \$476.99            | 155           | 9.5701        | \$1,483.37          |
| 3,920          | 0.2028        | \$794.98            | 40            | 9.5701        | \$382.80            |
| 3,510          | 0.2028        | \$711.83            | 40            | 9.5701        | \$382.80            |
| 3,808          | 0.2028        | \$772.26            | 40            | 9.5701        | \$382.80            |
| 6,000          | 0.2028        | \$1,216.80          | 80            | 9.5701        | \$765.61            |
| 6,536          | 0.2028        | \$1,325.50          | 195           | 9.5701        | \$1,866.17          |
| 7,370          | 0.2028        | \$1,494.64          | 177           | 9.5701        | \$1,693.91          |
| 3,620          | 0.2028        | \$734.14            | 40            | 9.5701        | \$382.80            |
| 5,170          | 0.2028        | \$1,048.48          | 47            | 9.5701        | \$449.79            |
| 3,520          | 0.2028        | \$713.86            | 40            | 9.5701        | \$382.80            |
| 7,865          | 0.2028        | \$1,595.02          | 210           | 9.5701        | \$2,009.72          |
| 4,014          | 0.2028        | \$814.04            | 175           | 9.5701        | \$1,674.77          |
| 4,400          | 0.2028        | \$892.32            | 40            | 9.5701        | \$382.80            |
| 7,316          | 0.2028        | \$1,483.68          | 40            | 9.5701        | \$382.80            |
| 2,850          | 0.2028        | \$577.98            | 40            | 9.5701        | \$382.80            |
| 286            | 0.2028        | \$58.00             | 205           | 9.5701        | \$1,961.87          |
| 6,400          | 0.2028        | \$1,297.92          | 40            | 9.5701        | \$382.80            |
| 2,622          | 0.2028        | \$531.74            | 168           | 9.5701        | \$1,607.78          |
| 6,954          | 0.2028        | \$1,410.27          | 174           | 9.5701        | \$1,665.20          |
| 7,067          | 0.2028        | \$1,433.19          | 79            | 9.5701        | \$756.04            |
| 1,610          | 0.2028        | \$326.51            | 40            | 9.5701        | \$382.80            |
| 0              | 0.2028        | \$0.00              | 40            | 9.5701        | \$382.80            |
| 7,890          | 0.2028        | \$1,600.09          | 40            | 9.5701        | \$382.80            |
| 2,152          | 0.2028        | \$436.43            | 149           | 9.5701        | \$1,425.94          |
| 4,176          | 0.2028        | \$846.89            | 60            | 9.5701        | \$574.21            |
| 6,610          | 0.2028        | \$1,340.51          | 91            | 9.5701        | \$870.88            |
| 4,740          | 0.2028        | \$961.27            | 122           | 9.5701        | \$1,167.55          |
| 7,852          | 0.2028        | \$1,592.39          | 205           | 9.5701        | \$1,961.87          |
| 5,506          | 0.2028        | \$1,116.62          | 40            | 9.5701        | \$382.80            |
| 4,240          | 0.2028        | \$859.87            | 40            | 9.5701        | \$382.80            |
| 3,338          | 0.2028        | \$676.95            | 40            | 9.5701        | \$382.80            |
| 8,160          | 0.2028        | \$1,654.85          | 168           | 9.5701        | \$1,607.78          |
| 3,600          | 0.2028        | \$730.08            | 136           | 9.5701        | \$1,301.53          |
| 1,000          | 0.2028        | \$202.80            | 170           | 9.5701        | \$1,626.92          |
| 1,000          | 0.2028        | \$202.80            | 80            | 9.5701        | \$765.61            |
| 6,256          | 0.2028        | \$1,268.72          | 199           | 9.5701        | \$1,904.45          |
| 1,710          | 0.2028        | \$346.79            | 20            | 9.5701        | \$191.40            |
| 1,600          | 0.2028        | \$324.48            | 30            | 9.5701        | \$287.10            |
| 2,550          | 0.2028        | \$517.14            | 30            | 9.5701        | \$287.10            |
| 6,160          | 0.2028        | \$1,249.25          | 199           | 9.5701        | \$1,904.45          |
| 3,560          | 0.2028        | \$721.97            | 40            | 9.5701        | \$382.80            |
| 2,400          | 0.2028        | \$486.72            | 40            | 9.5701        | \$382.80            |
| 2,856          | 0.2028        | \$579.20            | 197           | 9.5701        | \$1,885.31          |
| 13,590         | 0.2028        | \$2,756.05          | 186           | 9.5701        | \$1,780.04          |
| <b>643,718</b> | <b>0.2028</b> | <b>\$130,546.01</b> | <b>13,644</b> | <b>9.5701</b> | <b>\$130,574.44</b> |

|                 |                |               |                     |                   |               |               |                     |
|-----------------|----------------|---------------|---------------------|-------------------|---------------|---------------|---------------------|
|                 | <b>643,718</b> | <b>0.2089</b> | <b>\$134,472.69</b> |                   | <b>13,644</b> | <b>9.5762</b> | <b>\$130,657.67</b> |
| <b>Imp Area</b> | Benefit Unit   | Rate          | Assessment          | <b>Front Area</b> | Benefit Unit  | Rate          | Assessment          |
|                 | 25,209         | 0.0735        | \$1,852.86          |                   | 504           | 7.2588        | \$3,658.44          |
|                 | 230,513        | 0.0735        | \$16,942.71         |                   | 2,086         | 7.2588        | \$15,141.86         |
|                 | <b>255,722</b> | <b>0.0735</b> | <b>\$18,795.57</b>  |                   | <b>2,590</b>  | <b>7.2588</b> | <b>\$18,800.29</b>  |
|                 | <b>255,722</b> | <b>0.0656</b> | <b>\$16,775.36</b>  |                   | <b>2,590</b>  | <b>7.2509</b> | <b>\$18,779.83</b>  |
| <b>Imp Area</b> | Benefit Unit   | Rate          | Assessment          | <b>Front Area</b> | Benefit Unit  | Rate          | Assessment          |
|                 | 3,046          | 0.2341        | \$713.07            |                   | 169           | 9.9806        | \$1,686.72          |
|                 | 3,194          | 0.2341        | \$747.72            |                   | 40            | 9.9806        | \$399.22            |
|                 | 1,820          | 0.2341        | \$426.06            |                   | 40            | 9.9806        | \$399.22            |
|                 | 2,880          | 0.2341        | \$674.21            |                   | 157           | 9.9806        | \$1,566.95          |
|                 | 3,400          | 0.2341        | \$795.94            |                   | 129           | 9.9806        | \$1,287.50          |
|                 | 2,800          | 0.2341        | \$655.48            |                   | 40            | 9.9806        | \$399.22            |
|                 | 2,560          | 0.2341        | \$599.30            |                   | 20            | 9.9806        | \$199.61            |
|                 | 6,000          | 0.2341        | \$1,404.60          |                   | 210           | 9.9806        | \$2,095.93          |
|                 | 3,116          | 0.2341        | \$729.46            |                   | 190           | 9.9806        | \$1,896.31          |
|                 | 6,980          | 0.2341        | \$1,634.02          |                   | 80            | 9.9806        | \$798.45            |
|                 | 8,240          | 0.2341        | \$1,928.98          |                   | 190           | 9.9806        | \$1,896.31          |
|                 | 3,373          | 0.2341        | \$789.62            |                   | 190           | 9.9806        | \$1,896.31          |
|                 | 6,560          | 0.2341        | \$1,535.70          |                   | 40            | 9.9806        | \$399.22            |
|                 | 11,421         | 0.2341        | \$2,673.66          |                   | 214           | 9.9806        | \$2,135.85          |
|                 | 13,981         | 0.2341        | \$3,272.95          |                   | 238           | 9.9806        | \$2,375.38          |
|                 | 4,120          | 0.2341        | \$964.49            |                   | 40            | 9.9806        | \$399.22            |
|                 | 3,180          | 0.2341        | \$744.44            |                   | 53            | 9.9806        | \$528.97            |
|                 | 3,517          | 0.2341        | \$823.33            |                   | 145           | 9.9806        | \$1,447.19          |
|                 | 1,965          | 0.2341        | \$460.01            |                   | 179           | 9.9806        | \$1,786.53          |
|                 | 868            | 0.2341        | \$203.20            |                   | 20            | 9.9806        | \$199.61            |
|                 | 800            | 0.2341        | \$187.28            |                   | 20            | 9.9806        | \$199.61            |
|                 | 2,214          | 0.2341        | \$518.30            |                   | 20            | 9.9806        | \$199.61            |
|                 | 3,600          | 0.2341        | \$842.76            |                   | 60            | 9.9806        | \$598.84            |
|                 | 2,764          | 0.2341        | \$647.05            |                   | 40            | 9.9806        | \$399.22            |
|                 | 2,490          | 0.2341        | \$582.91            |                   | 138           | 9.9806        | \$1,377.32          |
|                 | 4,778          | 0.2341        | \$1,118.53          |                   | 60            | 9.9806        | \$598.84            |
|                 | 2,400          | 0.2341        | \$561.84            |                   | 40            | 9.9806        | \$399.22            |
|                 | 4,736          | 0.2341        | \$1,108.70          |                   | 40            | 9.9806        | \$399.22            |
|                 | 1,800          | 0.2341        | \$421.38            |                   | 20            | 9.9806        | \$199.61            |
|                 | 3,200          | 0.2341        | \$749.12            |                   | 40            | 9.9806        | \$399.22            |
|                 | 2,349          | 0.2341        | \$549.90            |                   | 133           | 9.9806        | \$1,327.42          |
|                 | 1,810          | 0.2341        | \$423.72            |                   | 138           | 9.9806        | \$1,377.32          |
|                 | 23,039         | 0.2341        | \$5,393.43          |                   | 263           | 9.9806        | \$2,624.90          |
|                 | 200            | 0.2341        | \$46.82             |                   | 263           | 9.9806        | \$2,624.90          |
|                 | 6,160          | 0.2341        | \$1,442.06          |                   | 199           | 9.9806        | \$1,986.14          |
|                 | 5,784          | 0.2341        | \$1,354.03          |                   | 40            | 9.9806        | \$399.22            |
|                 | 5,114          | 0.2341        | \$1,197.19          |                   | 40            | 9.9806        | \$399.22            |
|                 | 6,080          | 0.2341        | \$1,423.33          |                   | 40            | 9.9806        | \$399.22            |
|                 | 5,247          | 0.2341        | \$1,228.32          |                   | 187           | 9.9806        | \$1,866.37          |
|                 | <b>177,586</b> | <b>0.2341</b> | <b>\$41,572.88</b>  |                   | <b>4,165</b>  | <b>9.9806</b> | <b>\$41,569.20</b>  |

177,586 0.2399 \$42,602.88

4,165 9.9864 \$41,593.36





\$400,868.00  
**\$391,731.56**

|                     |        |
|---------------------|--------|
| <b>\$400,861.83</b> | 0.0061 |
|---------------------|--------|

\$44,793.00

**\$56,396.58**

|                    |         |
|--------------------|---------|
| <b>\$44,711.39</b> | -0.0079 |
|--------------------|---------|

\$127,170.00

**\$124,716.21**

**\$127,165.79**

**0.0058**



Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

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## Revised Melrose BID Renewal Docs for Approval

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**Donald Duckworth** <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>  
To: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
Cc: Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>

Tue, Jan 2, 2018 at 2:59 PM

Thank you!

On Tue, Jan 2, 2018 at 12:49 PM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

Hi Don,

Happy New Year!

Miranda is out for the next 2-3 months. I've copied Shannon, who will be our second set of eyes on these reports. I will review it today for the items raised at our meeting, then discuss it with Shannon. We hope to give you the "go ahead" before the end of the week.

Rita

On Sat, Dec 30, 2017 at 7:40 PM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Ok, attached are the revised docs that address Miranda's and your comments from our meeting. Please let me know when we can proceed to Petition. Also of any new questions / comments. Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



**Management District Plan**  
**FOR THE**  
**Renewal**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to Renew a  
Management District in the Melrose area, a community within the  
City of Los Angeles  
by the  
Melrose Property Owners Association  
and  
Duckworth Consulting, Its Consultants*

**“Melrose”  
Property Business Improvement District  
Management District Plan**

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**Appendix 1: District Parcel List**

**Appendix 2: Proposition 218 Engineer’s Report**

## **I. OVERVIEW OF THE MELROSE PROPERTY BUSINESS IMPROVEMENT DISTRICT**

**Introduction:** A growing coalition of assessed property and business owners are proposing renewal of the Melrose Property Business Improvement District (hereinafter “District”) pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter the “State Law”). The proposed BID would be a renewal of the District formed and effective beginning January 1, 2013, which is expiring on December 31, 2018. This document is the Management District Plan required by Section 36622 of the State Law. It proposes improvements and activities that will revitalize, enhance, and convey special benefits to assessed properties located within the boundaries of the Melrose District.

**Name:** “Melrose Property Business Improvement District.”

**Location:** The proposed District is a well known commercial area in the City of Los Angeles, located south of Hollywood and centered along Melrose Avenue between Highland Avenue on the east and Fairfax Avenue on the west. It is a commercial strip that abuts a residential neighborhood and is generally one parcel deep to both the north and the south. It includes Fairfax High School and Melrose Elementary School. Refer to the boundary description and map in the “Boundaries / Maps” section of this document for a more complete description of the District’s boundaries.

**Services:** The proposed District will fund improvements and activities authorized under the State Law. Specifically, the District will provide improvements and activities in the following program areas: (i) security / ambassador services; (ii) landscaping, sanitation and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers’ market; (v) new business attraction; and, (vi) policy development, district management, and administration. The District will also provide for organizational overhead expenses, including general operating costs for office supplies, printing, insurance, accounting, and other such needs, and a reserve for uncollected assessments that will be incurred by the District. These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide

them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration including possible District renewal; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each assessed Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.
- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be distantly located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each assessed Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The purpose of the proposed District is to provide improvements and activities as described in this Management District Plan to specially and individually benefit assessed parcels in the District by: improving the safety and attractiveness of each individually assessed parcel within the District; improving the cleanliness and beauty of each individually assessed parcel within the District; increasing building occupancy and lease rates by attracting customers and visitors; encouraging new business development; and, attracting ancillary businesses and services for parcels within the District. No improvements or activities will be provided outside District boundaries.

See the “Service Plan / Budget” section of this document for a more specific description of the improvements and activities planned for the District.

**Method of Financing:** The improvements and activities will be funded through a benefit assessment against real property in the District. The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements and activities provided by the District. In the first year of District operations, each assessed parcel in Zone 1 of the District will be assessed \$0.1592 per square foot of lot size, \$0.2076 per square foot of improvement size, and \$9.7931 per linear foot of street frontage. Also, each assessed parcel in Zone 2 of the District will be assessed \$0.0122 per square foot of lot size, \$0.0584 per square foot of improvement size, and \$5.7649 per linear foot of street frontage. Zone 2 parcels are zoned “PF” and used as public schools and by their nature are extraordinarily large relative to other District parcels. Therefore, such parcels will be assessed for linear street frontage on Melrose or other street frontage that is directly across from street frontage that is in the District except for Fairfax Avenue frontage. Also each assessed parcel in Zone 3 of the District will be assessed \$0.1728 per square foot of lot size, \$0.2391 per square foot of improvement size, and \$10.1772 per linear foot of street frontage. Parcel assessments are described in greater detail in Section IV of this Management District Plan.

The Engineer’s Report for the District has found that the general benefits (i.e. benefits to the general public or surrounding parcels) of the proposed improvements and activities could represent as much as six percent (6%) of the total benefits generated by the improvements activities and services. Accordingly, six percent (6%) of the total District budget will be funded annually by non-assessment revenues.

Assessments for the Fiscal Year beginning January 1, 2019 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2028 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The Los Angeles City Clerk’s Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

District assessments may be adjusted annually as approved by the Owner’s Association to reflect inflation at a rate not to exceed five percent (5%) and submitted to the City of Los Angeles with the District’s Annual Planning Report in accordance with Streets and Highways Code Section 36650.

During the ten-year term of the District, it is likely that the improvements on some parcels in the District will change. The assessment against each parcel for any year will be based on the improvements actually present on the parcel as of the beginning of that year. Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding.

See the “Assessment Formula” section of this document for additional details.

**Budget:** The proposed District budget is included in the “Service Plan” section of this document.

**Bonds:** The District will not issue bonds.

**City Services:** The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose BID is being established to provide enhanced or otherwise unavailable improvements and activities to assessed parcels within the boundaries of the District.

**Duration:** As required by State Law, the District will have a set term. The District’s term will be January 1, 2019 through December 31, 2028. At the end of this period, the District may be renewed as permitted by law, the costs of which would be an approved use of District funds.

## **II. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES**

The Melrose Business Improvement District is centered along Melrose Avenue. The boundaries of the District are shown on the map that follows this Section of this Plan. A list of the Los Angeles County Assessor's Parcel Numbers and addresses of each included parcel is provided in Appendix 1 of this document. Additional information regarding these boundaries, and a database of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The District includes all non-solely residentially zoned parcels that lay along Melrose Avenue or south of the public alley north of Melrose or north of the public alley south of Melrose between N. Fairfax Avenue and N. Highland Avenue. This area encompasses a unique area historically well known simply as "Melrose," which is a relatively compact area that attracts pedestrians and features commercial uses that tend to function in a complimentary economic manner. Customers and employees of Melrose tend to drive to the area, park once, and then walk to their commercial destinations and / or partake in the activities along Melrose Avenue or its commercial side streets. The north and south boundaries of the District run along the alleys immediately behind the rows of commercial lots except for two places where the boundaries jog north or south to include the entirety of school parcels that front on Melrose Avenue. On the other side of these alleys are residential neighborhoods except at the three locations where Melrose Avenue is bisected by heavily trafficked arterial streets that function as regional, auto oriented commercial corridors: N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue. The District's improvements and activities are not designed for these residential neighborhoods and no improvements or activities will be provided in these residential neighborhoods. N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue are commercially developed, as is Melrose Avenue to the East and West of them. However, these commercial strips are part of the Fairfax, West Hollywood, Hollywood or Hancock Park commercial corridors, and are not a part of Melrose. These commercial corridors also generally consist of larger parcels, serving regional markets and are not as pedestrian-oriented as Melrose parcels. No improvements or activities will be provided by the District to parcels that don't front on Melrose or its commercial side streets between the public alley to the north and the public alley to the south; or, that front only on these commercial arterial streets.

As a supplement to the referenced District map, the boundaries of the proposed District are described below.

### **Northern Boundary:**

- The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition

from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the complimentary functioning non-solely residential parcels that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential parcels are presumed by State Law to not benefit from District improvements or activities. The area to the north of the alley is solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct commercial arterial corridor). The commercially zoned parcels that front only on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial arterial streets and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

### **Eastern Boundary:**

- The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements or activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements or services provided by the District or are commercial parcels that are oriented to providing services to the residential neighborhood that surrounds them and are also excluded from the District because they would not benefit from the improvements or activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements or activities will be provided outside of the District’s boundaries.

### **Southern Boundary**

- The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from

District improvements or activities. Also excluded from the District are commercially zoned parcels that front only on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

### **Western Boundary:**

- The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front only on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that attracts pedestrians. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that is known to attract pedestrians. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements or activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

***Insert Map of District Boundaries***

### **III. PROPOSED DISTRICT SERVICE PLAN / BUDGET 2019 - 2028**

District budget cost estimates have been established based upon the following factors: (i) historical costs of similar improvements and activities provided in other business improvement district organizations and municipal agencies in the Greater Los Angeles area; (ii) estimates of anticipated marketplace costs for needed goods and services; and, (iii) analysis of the improvements and activities, the optional frequencies with which they might be provided, and the impact of District geography upon them as required to efficiently and effectively achieve the desired results of District formation.

The District will provide the following improvements and activities as consistent with the provisions of the State Law: (i) ambassador / security services; (ii) landscaping, sanitation, and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers' market; (v) new business attraction; and, (vi) policy development, district management, and administration including possible District renewal. In addition, overhead resources to support those direct improvements and activities will be provided through office, insurance, accounting, and other general overhead expenses line items. These services are described in greater detail below.

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, its fund balances may be expended to close the gap. The fund balance may also be used to accommodate the timing lag, if any, between the time that the District incurs costs and the time that it receives assessment revenues. The District may also carryover uncompleted projects or unexpended assessment revenues from prior fiscal years. Such carryover funds may be re-budgeted for any District improvements and activities as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles. Accumulated interest or delinquent assessment payments may be expended as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles.

The Owners' Association will have the responsibility to enter contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District. Annually, the Owner's Association will have the discretion to make adjustments of up to 10% of each budget category line item established in this Management District Plan to accommodate market cost fluctuations for goods and services purchased by the District or the needs of the District, as submitted in its Annual Planning Report to the City and in accordance with State Law (section 36650 of the Streets and Highways Code).

District Dissolution. In the event that the Melrose District ends either because it is not renewed in 2028 or as a result of the disestablishment process, then funds may be set aside from the District in its final year of operation to remove landscaping, equipment, street furniture, trash receptacles, and other District improvements and property for which a future caretaker would not exist. The purpose of this provision is to avoid the creation of future damage and maintenance liabilities in the public right of way. All remaining funds shall be returned to the existing parcel owners as provided in State Law and the

City's contract with the Owner's Association.

All of the improvements and activities described below are provided only within the boundaries of the District and provide a special benefit to each individually assessed parcel located within the proposed District. No improvements or activities will be provided outside District boundaries. "Special benefit" is defined in "Finding 2" of the attached Engineer's Report.

The following are the key expenditure categories or program areas of the District service plan / budget:

A. AMBASSADOR / SECURITY SERVICES: \$150,024 / 26.2% of total for 2019

The purpose of the Ambassador / Security Services Program, which is described below, is to provide a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels. Ambassador / security officers will create the appearance of safety for each individually assessed parcel, which will enhance its attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This program also provides for effective management of on-street and off-street parking for the District, will enhance create the appearance of adequate parking for customers, employees, visitors, owners and tenants as they access those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is higher than would exist with only baseline City services.

Ambassadors / security officers may operate via foot patrols, bicycle, or vehicle, as deemed appropriate by the Owner's Association. These personnel provide directions or assistance; serve as a liaison to the City's police, City Attorney, and other services; coordinate the provision of homeless services; warn and advise trespassers; and, respond to visitor inquiries. Ambassadors will be deployed at such times and in such a manner as the District deems most effective and efficient to achieve their purpose. This practice will allow for cost savings when service needs are diminished or not present. For the purpose of establishing a budget estimate, eight (8) hours per day, seven (7) days per week of a single unarmed contract ambassador / security officer has been projected.

The Melrose business improvement district may contract for the provision of parking management services or the coordination of such services in order to achieve Ambassador / Security Program purposes.

The Melrose business improvement district may also contract for the provision of services or the coordination of services for the homeless in order to achieve Ambassador / Security Program purposes. The District could contract with a

greater Los Angeles area non-profit organization such as People Assisting the Homeless (PATH), or Venice 4 Square Church Homeless Task Force, or another similar organization to achieve this goal. For the purpose of establishing a budget estimate, a \$12,000 annual contract for such services has been projected.

Ambassador / Security Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided for each such assessed parcel. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that the Ambassador / Security Services Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**B. LANDSCAPING, SANITATION, AND BEAUTIFICATION: \$135,360 / 23.6% of total for 2019**

The purpose of the Landscaping, Sanitation, and Beautification Services Program, which is described below, is to clean the sidewalks and public rights of way, and to provide public landscaping adjacent to individually assessed parcels, all of which creates a highly attractive appearance for the District within which each such assessed parcel is located. Clean, well-serviced, and attractive parcels draw customers, employees, visitors, owners, and tenants and enhance the quality of their shopping and business experience in the District thereby contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is greater than would exist with only baseline City services.

These services may be provided by either staff working for the District or by contractor(s) to the District, or a combination of both. These activities may include, but are not necessarily limited to, the following: street sweeping; sidewalk sweeping; public alley sweeping; sidewalk pressure washing; graffiti removal; sticker removal; street litter pick-up; planting of new or replacement trees; and, irrigation and operation of landscaping, trees, public art, signage, lighting, and other improvements that may be installed by the District, the City, or other entities. For the purpose of establishing budget estimates, historical cost experience in providing such services in other business improvement districts in the greater Los Angeles area have been projected.

Monies may be set aside in any year to pay for special capital improvements (e.g. street tree lights, street furniture, one-time streetscape repair, holiday decorations, or other similar improvements). These improvements will specially and individually benefit only the assessment paying parcels in the District by improving the area in a manner that attracts customers, employees, visitors, owners, and tenants. These are improvements or activities not otherwise provided by the City of Los Angeles.

The District Owner's Association will endeavor to obtain available public or private funding to leverage (or magnify) its assessment revenues for the installation of streetscape, landscape, sanitation, beautification, or other improvements and activities within the District. The District may provide funding for urban design, planning, economics, grant preparation, or other support services, or grant matching funds to accomplish such ends.

Landscaping, Sanitation, and Beautification Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided at or, contiguous to, each such assessed parcel and / or in the parking areas serving these parcels. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that Landscaping, Sanitation, and Beautification Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

#### C. MARKETING AND PROMOTIONS: \$115,056 / 20.1% of total for 2019

The purpose of the Marketing and Promotions Program, which is described below, is to create and disseminate information and awareness about Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Marketing, promotions, and public relations initiatives will promote the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits all assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Marketing and Promotions Services might include, but are not limited to, the following: street banners; holiday decorations; a website; social media out-reach; a property owner newsletter; special printing, graphics or advertising; public relations activities; special events or activities; placement of promotional materials in various media; creation and operation of "shop local" incentive programs; etc. The District may use any available effective media for these initiatives.

Marketing and Promotions Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not market or promote activities and opportunities that take place outside of the District's boundaries. Marketing & Promotions Program services will not benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. More specific details about the special benefits that Marketing and Promotions Program services provide to various assessed parcel types is provided in the

attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**D. PUBLIC PLAZA OR FARMERS' MARKET: \$1,410 / 0.2% of total for 2019**

The purpose of the Public Plaza or Farmers Market Program, which is described below, is to promote the siting, construction, and operation of a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. A temporary or permanent public plaza would create a venue for special events and / or activities that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would attract local residents and visitors to a new venue that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Both a temporary or permanent public plaza and a farmers' market were identified in the District's "Melrose Future Vision Strategic Action Plan" by surveyed individuals as efforts that would likely revitalize the District by promoting the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Temporary or permanent public plaza or farmers' market activities might include, but are not limited to, the following: promoting People Street, MTA, or other grant funded improvements; promoting corporate or foundation funding of a plaza or farmers' market; conducting special events; co-sponsoring special events with the Neighborhood Council, Fairfax High School, Melrose Elementary School, the Melrose Trading Post, or other entities; conducting a Melrose Farmers' Market; etc.

Temporary or permanent public plaza or farmers' market activities will specially and individually benefit each assessed parcel in the Zone 1 of the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not promote a temporary or permanent public plaza or farmers' market that takes place outside of the District's boundaries. These services will not specially benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. Also, temporary or permanent public plazas or a farmers' market services will not specially benefit residential use or church or synagogue use parcels. Finally, temporary or permanent public plazas or a farmers' market services will not specially benefit Zone 3 parcels because they are directed to a different customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3. More specific details about the special benefits that Public Plaza or Farmers' Market Program services provide to various

assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**E. NEW BUSINESS ATTRACTION: \$1,410 / 0.2% of total for 2019**

The purpose of the New Business Attraction Program, which is described below, is to develop, present, distribute, and advocate location and development opportunities on assessed District parcels in order to expand existing tenancies, attract new tenants, or generate future growth that positively affects the District and each individual parcel in the District by contributing to an improved business climate and economic vitality. These services are not available within the City's baseline level of services.

These services may be provided by either staff working for the District or by contractor (s) to the District, or a combination of both. The services may include, but are not necessarily limited to, the following: preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association.

New Business Attraction Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner, by promoting the expansion of existing tenants of such parcels, attracting new tenants to such parcels, or generating new growth, thereby helping to maintain a high occupancy rate in the District, which contributes to an image of an improved business climate and economic vitality that affects all assessed parcels in the District. New Business Attraction Program services have no effect on Zone 2 "PF" zoned parcels, do not specially benefit them, and they will not be assessed for them, because of the nature of their public schools use. Similarly, New Business Attraction services will not affect residential use parcels, non-profit use parcels, or church / synagogue use parcels. Therefore, such parcels will not be assessed for New Business Attraction services nor the administrative overhead required to support them. The District will not provide any New Business Attraction services to parcels outside the District. More specific details about the special benefits that New Business Attraction Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**F. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, AND ADMINISTRATION: \$118,440 / 20.7% of total for 2019**

The purpose of the Policy Development, Management, and Administration Program is to create a well managed District that optimizes the use of the assessment funds through effective vendor selection and contract management, excellent communications with stakeholders, effective advocacy on behalf of parcel interests, effective board and committee coordination, and sound fiscal

management. As a result the District's direct services provided to and for the benefit of each parcel will be efficient, effective, and successful and the Policy Development, District Management, and Administration Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. Additionally, the District may provide for District renewal services through the Policy Development, District Management, and Administration Program. These services would not be available within the City's baseline level of services.

This budget category collects District costs for implementing the other identified direct services provided to individually assessed parcels, including costs for District renewal. In addition to managing and administering all affairs of the Owner's Association related to the Melrose BID and complying with all contractual obligations to the City for District operations, this program serves as a "voice" of the assessed parcel owners' community to the media and governmental policy makers. Development of policies that seek to promote Melrose business, and effective and efficient District management / administration are the products of these services. Such efforts may produce changes that enhance business at a number of levels: within the business improvement district organization; within other community based organizations; at City Hall and its various departments; or at other levels of government.

The District will seek grant funding and non-assessment financial support through these services. It will also seek "co-partnerships" with governmental, non-profit, and private sector organizations through these services

The District will be managed / administered by an Owner's Association that may hire a professional manager who may utilize administrative and technical support as needed that would be provided by this budget item. Positions that may be hired by the District may include, but are not limited to, the following: an executive director, clerical assistance, or field maintenance assistance. These positions may be either District employees or contract service providers as determined to be the best interests of the District by the Owner's Association.

Policy Development, District Management, and Administration services will specially and individually benefit each assessment-paying parcel located within the District. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Policy Development, District Management, and Administration Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

G. OFFICE, INSURANCE, ACCOUNTING, AND OTHER: \$51,107 / 8.9% of total for 2019

The purpose of the Office, Insurance, Accounting, and Other budget category is to fund the various administrative and general overhead costs associated with providing the District's services to each assessed parcel. As a result the District's direct services provided to and for the benefit of each assessed parcel will be efficient, effective, and successful and the Office, Insurance, Accounting, and Other Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. These services and administrative needs would not be available within the City's baseline level of services.

Various District office supply, printing, insurance, accounting, bookkeeping, service, rental, telephone, meeting expense, database, computer, furnishing, equipment, and other necessary yet general expenses that will be incurred by the District are included in this budget category. These costs are incurred to implement all other District improvements and activities.

Office, Insurance, Accounting, and Other expenses are incurred only when associated with the provision of improvements and activities that specially and individually benefit each assessed parcel in the District in a particular and distinct way. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Office, Insurance, Accounting, and Other Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

***INSERT BUDGET SERVICE PLAN***











#### **IV. PROPOSED MANAGEMENT DISTRICT ASSESSMENT FORMULA**

Revenues to fund District Service Plan costs will be generated by an annual special assessment against each specially benefitting parcel in the District; and, an annual non-special assessment contribution to cover the costs associated with any general benefit from services. The amount of the special assessment against each assessed parcel reflects the relative special benefit that parcel will derive from District services.

Three (3) levels of benefit will be provided within the District as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers' market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 1 will be \$0.01592 per square foot of lot size; \$0.2076 per square foot of improvement size; and, \$9.7931 per linear foot of street frontage that is directly across from other frontage included within the District.
- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not benefit these Zone 2 parcels,

which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 2 will be \$0.0122 per square foot of lot size; \$0.0584 per square foot of improvement size; and, \$5.7649 per linear foot of street frontage that is directly across from other frontage included within the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 3 will be \$0.01762 per square foot of lot size; \$0.2391 per square foot of improvement size; and, \$10.1772 per linear foot of street frontage that is directly across from other frontage included within the District.

Assessment rates may be adjusted annually by the Owner's Association according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year. Any such CPU adjustment shall be submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Streets and Highways Code Section 36650.

The Los Angeles City Clerk's Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

These assessment rates were designed so that one-third (33.33%) of the total assessment will be based on lot size, one-third (33.33%) will be based on improvement size, and one-third (33.33%) based on street frontage. These three factors, taken together, better reflect the special benefits derived by different types of land uses and parcels than would any single factor. Refer to the Engineer's Report for the District, which is incorporated

herein by reference, and included in Appendix 2 of this document, for greater elaboration regarding the District assessment formula.

Relative to District services provided in Zone 2, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit public schools parcels. Public schools, by their nature, do not specially benefit from these services as do other uses. Therefore, parcels zoned "PF" and used as public schools by the Los Angeles Unified School District (LAUSD) require special analysis in order to avoid overstating the benefits they receive and will not be assessed for these services from which they do not benefit. Moreover, services to these "PF" zoned parcels will only be provided along the linear street frontage of Melrose Avenue or Fairfax Avenue or other streets located in the District only for the length of street frontage that is directly across from other street frontage that is in the District. LAUSD parcels will specially benefit from the direct delivery of Ambassador / Security; and Landscaping, Sanitation, and Beautification; Policy Development, Management, and Administration; and, Office, Insurance, Accounting, and Other services along Melrose Avenue or Fairfax Avenue, or other street frontage that is directly across from street frontage that is in the District. The adjusted assessment also recognizes that school parcels by their nature are disproportionately large as compared to other parcels located within the District.

Relative to District services provided in Zone 3, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit those parcels. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3, and will not therefore specially benefit Zone 3 parcels.

A list of the parcels to be included in the District is provided in Appendix 1 of this document. The Engineer's Report provides a full database including the proposed 2019 assessments for each parcel included within the District.

For a more complete description of the methodology used to determine these rates, refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document.

During the ten-year effective term of the District, it is likely that some of the improvements on some parcels within the District will change, will be developed with additional commercial improvements, or will see the demolition of existing improvements. The assessment against each parcel for any year will be based on the improvements actually present on the parcel at the beginning of that year. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in the Engineer's Report (see Step 5 on Page ER-13). Pursuant to Government Code

Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula itself is changed.

## **V. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE**

The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose business improvement district is being formed to provide enhanced or otherwise unavailable improvements and activities for each individual assessed parcel located within the boundaries of the District.

## **VI. PUBLICLY OWNED PARCELS**

The State Law requires that all publicly owned parcels within the District be assessed as any other similarly situated private parcel unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2014 are shown below:

### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$6,282.66         | 1.10%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$38,510.33        | 6.72%         |
|   |              | Total LAUSD               |       | \$44,792.99        | 7.82%         |

See the Engineer’s Report for additional information about the publically owned parcels.

## **VII. PROPOSED IMPLEMENTATION TIMETABLE**

The following timetable is proposed for the Melrose business improvement district formation:

| <b><u>DATE</u></b> | <b><u>ACTIVITY</u></b>  |
|--------------------|---|
| October 2017       | 1 <sup>st</sup> draft Management District Plan / Engineer's Report.   |
| October 2017       | Approval of Management District Plan / Engineer's Report by City Clerk's Office.  |
| January 2017       | Petitions circulated to all property owners.  |
| March 2018         | Signed petitions submitted to City Clerk's Office & City Council.   |
| April 2018         | City Council adoption of Ordinance of Intention to Form BID.  |
| May 2018           | Proposition 218 ballot election.  |
| June 2018          | Final City Council hearing and ballot counting.   |
| August 2018        | Melrose BID assessments filed with L. A. County.  |
| October 2018       | Approval of new City Contract for BID administration. City Clerk initiates PBID assessment collection process for initial year. |
| January 2019       | Melrose BID begins operations.  |

As provided by State Law, the new Melrose business improvement district will have a set term. The District's term will be January 1, 2019 through December 31, 2028. At the end of that period, the District may be renewed as permitted by State Law, the costs of which would be an approved use of District funds. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to property owners as required by State Law following the removal of all District improvements and property from the public right of way as described Service Plan Budget section of this Management District Plan.

## **VIII. DISTRICT GOVERNANCE**

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

### **A. Owner's Association**

The City will enter into a contract with a private, non-profit entity designated as an "owner's association" to administer and implement improvements and activities described in the Management District Plan. The owner's association may be an existing or newly formed nonprofit entity. The owner's association will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the owner's association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owner's Association will prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The Owner's Association may consider appeals of parcel assessments for appropriate adjustment.

### **B. Professional Staff**

The Board of Directors of the owner's association will employ an Executive Director whose duty it is to implement all of the improvements and activities; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

### **C. Staff Neutrality**

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may not be clearly determined by the Board. In such circumstances, staff should refer such choices to the Board of Directors for decision.

**Appendix 1:**  
**District Parcel List**

**Appendix 2:**  
**Proposition 218 Engineer's Report**

**Engineer's Report**  
**FOR THE**  
**FORMATION**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to adopt a Management District in the Melrose area, a community within the  
City of Los Angeles*

*By*  
*Merit Civil Engineering, Inc.*  
*Robert Merrell, P.E. (R.C.E. #28100)*  
*12391 Lewis Street, Suite 201*  
*Garden Grove, CA 92840*

# ENGINEER'S CERTIFICATION

This Engineer's Report is prepared pursuant to the Property and Business Improvement District Law of 1994 as amended (Streets & Highways Code Section 36600 *et seq.*; hereinafter "State Law") and pursuant to the provisions of Article XIID of the California Constitution (Proposition 218). It has been prepared in support of the Management District Plan for the proposed renewal of Melrose Property Business Improvement District (the "District"). That Management District Plan is incorporated herein by reference and provides a more complete description of the improvements and activities (referred to herein collectively as "Services") to be provided by the District.

Review of this Management District Plan and preparation of this Engineer's Report was completed by:

Robert Merrell, P. E.  
State of California  
Registered Civil Engineer No. 28100

# **ENGINEER'S REPORT**

## **Introduction**

This report shall serve as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit assessments proposed to be levied annually beginning on January 1, 2019 and through and including December 31, 2028 within the Melrose Property Business Improvement District. The assessments levied in connection with the District will be levied against parcels of real property, not businesses, and will be collected on the tax roll at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. This means, for example, that the assessment to fund District operations for calendar year 2019 will be collected on the 2018-19 tax roll. The Los Angeles City Clerk’s Office is authorized to collect the assessments or to place them on the County property tax roll together with any accrued interest or penalties for late payment or non-payment. The assessments will fund the costs of Services provided by the District, which are distributed among all parcels specially benefiting from them, based on the proportional special benefit that each parcel receives from the Services. Only those properties expected to specially benefit from funded Services will be assessed.

## **Background**

The District is a property-based assessment district established pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter “State Law”). The State Law authorizes an assessment to fund various improvements and activities (referred to herein collectively as “Services”), provided in connection with a Business Improvement District. The costs of these Services are distributed among all parcels specially benefiting from the Services based on the proportional benefit each receives from the improvements provided. Only those properties expected to specially benefit from funded Services may be assessed.

This Engineer’s Report was prepared in support of the Management District Plan for the District. Reference is made to the Management District Plan (which is incorporated herein by reference) for a more complete description of the improvements to be funded with the proposed assessment.

## **Proposition 218 Requirements**

Article XIID of the California Constitution, approved by the voters in 1996 as Proposition 218, requires that assessment methodologies meet certain requirements. Key provisions of Proposition 218 together with a description of how the District complies with each are described below.

**Finding 1: “Identify all parcels which have a special benefit conferred upon them and upon which an assessment will be imposed” (From Section 4(a)).**

There are 180 identified parcels within the District that will specially and individually benefit from its proposed Services. These parcels are shown on the boundary map of the District contained within the Management District Plan, and listed in attachments to the Management District Plan and this Engineer’s Report. The lists identify these parcels by Assessor’s Parcel Number, property owner name, and site address.

Parcels were identified for inclusion based upon whether or not they will specially and individually benefit from District Services. The purpose of the proposed District is to provide Services to parcels in the Melrose commercial area, located along Melrose Avenue between N. Highland Avenue on the east and N. Fairfax Avenue on the west. Like many commercial areas in Los Angeles, Melrose is a narrow strip, which is approximately one parcel deep on each side of Melrose Avenue and substantially surrounded by residential neighborhoods. Consequently, all non-residential zoned parcels located within a block of Melrose Avenue were included in the District, while the surrounding solely residential zoned neighborhoods were not. Parcels zoned solely for residential use are excluded from the District or not assessed because, pursuant to Section 36632(c) of the Law, they “are conclusively presumed not to benefit” from District Services.

These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District Services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for Services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in this Engineer’s Report for the District.
- Zone 2 consists of all “PF” zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax

High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these Services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in this Engineer's Report for the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District Services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for Services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, and which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other overhead costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in this Engineer's Report for the District.

All parcels included in the District are commercially zoned "C2" or "C4" by the City of Los Angeles except for the two public schools "PF" zoned parcels. This zoning is recognized by the Los Angeles County Assessor's Office and includes retail, office, restaurant, entertainment, art gallery, and other uses. All such assessed commercial use parcels except those used for residential, non-profit, or church / synagogue use, will specially and individually benefit from District Services in proportion to their relative land and improvement size and length of street frontage as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance their attractiveness for customers, employees, visitors, owners, and tenants as they travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street and public alley cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract customers, employees, tenants, and investors thereby increasing business volumes. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is greater than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target customers, employees, tenants, and investors either individually or as identifiable sub-groups to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

Marketing and Promotions services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. District Marketing and Promotions will not address these uses or serve them in any manner.

- Public plaza or farmers' market promotion services include efforts to site, construct, or operate a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would

attract local residents and visitors in a manner that showcases the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

Public plaza or farmers' market promotion services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. Public plaza or farmers' market promotion services will not address these uses or serve them in any manner.

- New Business Attraction services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interest as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. These services are not available within the City's baseline level of services.

New Business Attraction services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. New Business Attraction services will not address these uses or serve them in any manner.

- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the above described direct Services (i.e. ambassador / security; landscaping, sanitation, and beautification; marketing and promotions; and new business attraction) and the development of broader policies affecting the area that encourage economic activity and growth. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services and facilitate the development of broader policies affecting the individually assessed parcels that encourage economic activity and growth, both of which increase business volumes. This benefit to assessed District parcels is

particular and distinct because non-assessed parcels do not receive the benefits of its direct services or the policy initiatives it undertakes. These services are not available within the City's baseline level of services.

All "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD) will specially and individually benefit from the following District services: ambassador / security services; landscaping, sanitation, and beautification services; and, the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) in proportion to their relative land and improvement size and length of street frontage. There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Such public use parcels will not specially benefit from the following District services: marketing and promotions services; temporary or permanent public plaza or farmers' market promotions; or, new business attraction services as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance their attractiveness for of students, teachers, employees, and visitors as they travel to and from those parcels, thereby stimulating the quality of their educational experience and contributing to the public school mission that specially and individually benefits those parcels. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract students, teachers, employees and visitors thereby contributing to satisfying the owner's service mission. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, none of which will specially benefit publically owned school parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not specially benefit them. Consequently, publically owned parcels in the District will not be assessed for Marketing and Promotions costs or the administrative overhead costs of providing them.

- Public plaza or farmers' market promotions services include public plaza or farmers' market promotion efforts to site, construct, or operate a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. None of these services will specially benefit publically owned school parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not benefit them. Consequently, publically owned school parcels in the District will not be assessed for public plaza or farmers' market promotion costs or the administrative overhead costs of providing them.
- New Business Attraction Services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth of assessed parcels, none of which will specially benefit publically owned school parcels because they are addressed to commercial economic uses not school uses and therefore do not benefit them. Consequently, publically owned parcels in the District will not be assessed for New Business Attraction costs or the administrative overhead costs of providing them.
- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the ambassador / security services; and, landscaping, sanitation, and beautification services that specially benefit these publically owned school parcels and therefore provide a particular and distinct benefit to them because non-assessed parcels do not receive the special benefits of its direct services. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services which benefits assessed parcels' achievement of their service mission. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive the benefits of its direct services. This standard of service is higher than would exist with only baseline City services.

In order to ensure that parcels outside of the District will not specially benefit from the Services funded with the assessment, Services will only be provided within the boundaries of the District. Specifically, ambassador / security patrols, landscaping staff, sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks adjacent to

individually assessed parcels within the District and will not provide services outside of District boundaries. Similarly, the District will not fund ambassador / security patrols; landscaping, sanitation, or beautification services; marketing or promotional efforts; public plaza or farmers' market promotions; nor new business attraction activities directed outside of District boundaries. All District programs are intended to promote commercial vitality, and to attract and retain business within the District.

Parcels outside of the District that are zoned solely for residential use will not specially benefit from District Services because the Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these zoned solely residential parcels will be physically remote from the Services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, homes, apartments and other structures zoned solely for residential use, and outside of the commercial area encompassed by the District, will not specially benefit from the marketing and promotions; new business attraction; and, policy-making services that will be geared towards the commercial use parcels within the District. These services will be marketing the office and retail opportunities in the District, not the residential opportunities outside of it. Additionally, State Law conclusively presumes that parcels zoned solely for residential use receive no special benefit from improvements and activities funded under it. No solely residential zoned parcels are included within the District.

Parcels outside of the District that are in commercial, or other non-residential uses, will not specially benefit from District Services because these Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these commercial or other non-residential use parcels will be physically remote from the services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, marketing and promotions; new business attraction; and, policy-making services that will be focused towards the commercial use parcels within the District and not parcels outside the District. These commercial or other non-residential use parcels are parts of other commercial or residential Districts that surround the Melrose commercial area, not part of this District, which has a definite and unique character and different marketplace orientation from these surrounding areas.

The following narrative explains how specific boundary locations were determined.

**Northern Boundary:**

The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east

along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the non-residential, commercial use parcels with shared marketplace demographic orientation that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential zoned parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential zoned parcels are presumed by State Law to not benefit from District improvements and activities. The area to the north of the alley is zoned solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct business corridor). The commercially zoned parcels that front on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial collector streets and would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace demographic orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

#### **Eastern Boundary:**

The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace

demographic orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements and activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and that would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace demographic. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements and activities provided by the District or are commercial parcels that are oriented to providing services to the surrounding residential neighborhood and are also excluded from the District because they would not benefit from the improvements and activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace demographic orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be provided outside of the District’s boundaries.

#### **Southern Boundary:**

The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace demographic orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities. Also excluded from the District were commercially zoned parcels that front on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements and activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be

provided outside of the District's boundaries.

**Western Boundary:**

The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace demographic. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the services provided for the pedestrian-oriented shopping / office district fronting on Melrose Avenue. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not specially benefit from District improvements and activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements and activities provided for the pedestrian-oriented shopping / office district fronting on Melrose Avenue. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements and activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace demographic. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements and activities will be provided outside of the District's boundaries.

**Finding 2: "Separate the general benefits from the special benefits conferred on parcel(s). Only special benefits are assessable." (From Section 4(a)).**

State Law, Proposition 218, and judicial decisions require that assessments be levied according to the estimated special benefit each assessed parcel receives from Services provided by the District. Article XIID Section 4a of the California Constitution states, in part, that "only special benefits are assessable," which requires that general benefits, if any, be separated from special benefits provided by the District. A judicial decision in the Golden Hill Neighborhood Association v San Diego case further clarified that "even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits,

however slight, can be deducted from the amount of the cost assessed against specially benefitting properties.”

### **Special Benefit**

Proposition 218 defines “special benefit” to mean “a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. General enhancement of property value does not constitute ‘special benefit.’” The Services, their costs, and assessments have been carefully identified, reviewed, and allocated to confer special and individual benefits pursuant to the provisions of State Law and Proposition 218. These Services are tailored to confer special benefits on particular parcels, not the general public, and are above and beyond services available from the City of Los Angeles, which qualifies these Services as particular and distinct benefits. For example, the proposed Ambassador / Security Services Program provides a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels and in doing so creates the appearance of safety of each individually assessed parcel, which will enhance these parcels’ attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Similarly, the proposed Landscaping, Sanitation, and Beautification Program provides sidewalk cleaning, street sweeping, pressure washing, trash removal, graffiti removal, sticker removal, and cleaning at the properties that are assessed. Parcels that receive these services attract more customers, employees, tenants, and investors thereby increasing business volumes. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Also similarly, the proposed Marketing and Promotions Program provides street banners, signage, holiday decorations, a website, social media out-reach, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target tenants, employees, investors, and owners either individually or as combined sub-groups to communicate the desirability of merchandise or services provided on assessed parcels thereby increasing economic activity including sales, customer traffic, and space rentals. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels or their residential units will not be the subject of any District marketing and promotions activities. Also similarly, New Business Attraction services provide for preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District’s best interests as approved by the Owner’s Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. No District services will be provided outside the District boundaries. The special and individual benefit to parcels from the proposed Services is equal to or exceeds the total amount of the proposed assessment in that each individual assessed parcel’s assessment is no greater than the special and individual benefit it

receives from the Services. A quantitative analysis of the special and general benefits is presented below.

The District's purpose is to fund Services that increase pedestrian traffic and business levels by providing a safer, more attractive, better kept, cleaner, and more beautiful environment; presenting a more attractive and vibrant area; and, attracting businesses and tenants which increase rent levels, occupancies, and the vibrancy of assessed parcels. These Services also make each individual parcel a more desirable place to live, work, or conduct business.

>>>Pragmatically, it is well known that business decisions are based upon the quality of alternative locations. As described in an article "Accelerating Economic Growth and Vitality Through Smarter Public Safety Management" that appeared in the September 2012 IBM Global Business Services Executive Report: "Lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns... Almost universally, places with lower crime rates are perceived as more desirable." As economic investment occurs within the District, pedestrian traffic will increase and constitute a special and distinct benefit to all parcels.

Therefore, quantification of the number of individuals engaging in any type of commerce or residing in the District as compared to those not so engaged will distinguish special from general benefits.

In 2013, as a component in the preparation of the original Engineer's Report forming the Melrose BID District, a pedestrian intercept survey was conducted within the District boundary to determine the degree to which respondents engage in any type of commercial activity (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school); or, live within that area. This survey was conducted under the supervision of Dr. William Whitney, a Ph.D. Economist with over 40 years' experience in analytical modeling, and included Whitney's "statistical certification" and calculations that the likelihood that it is an accurate reflection of the total District population is 95.72%. The survey included 547 respondents and was conducted on May 2 and May 4, 2013 at separate random locations throughout the District. Every effort was made to include an unbiased cross section of participants. All of the respondents appropriately addressed each of the questions with a single answer, which allowed all surveys to be used in drawing conclusions.

As to survey results, as distinguished from statistical methodology, Whitney concluded: "Of those 547 valid survey responses, 522 individuals or 95.43% of the total indicated that they would engage in (or intended to engage in) at least one of the described commercial activities within the District as opposed to simply 'stroll, walk around, or make a transit connection' (i.e. just pass through the District) with no business purpose."

The survey also found that: “of the 547 respondents, 453 individuals or 82.82% of the total indicated that at least one of the proposed District Services would contribute to their decision to come into the area.” This response is a measure of the high level of special benefit that assessed parcels receive from District Services.

In preparing this Engineer’s Report in support of Melrose BID renewal, the Engineer has determined that no significant changes relative to the respective ratios of special and general benefit have occurred since the original Whitney survey. Moreover, based upon independent judgement and experience of over 30 years in public works civil engineering and assessment district formation work, including consideration of applicable State Law and judicial guidance, the Engineer has concluded that each of the proposed District Services provides a special and individual benefit to the assessed parcels within the District.

The Services (ambassador / security; landscaping, sanitation, beautification; marketing and promotions; public plaza or farmers’ market promotions; new business attraction; and, policy development, management, and administration) to be provided by the District are designed to meet specific needs of the properties to improve business within the District area and provide special and individual benefits to each property. Improving the business environment supports the goals and objectives established by the property owners in creating the District. District Services will not supplant City of Los Angeles’ police protection, maintenance services, and social services within the area.

No parcels zoned for “solely residential” use have been assessed within the District because such parcels are presumed not to benefit pursuant to State Law.

### **General Benefit**

As discussed above, Proposition 218 requires that general benefits be quantified and separated from special benefits and deducted from the costs of any special benefit parcel assessment. General benefits are benefits from District Services that are: not special in nature, not “particular and distinct,” and not over and above the benefits that other parcels receive. This analysis will identify and quantify general benefits that are provided to parcels outside District boundaries; or, that are provided to the public at large. It is based upon the Engineer’s judgement and experience of over 30 years of public works civil engineering and assessment district formation work.

### **General Benefits to Parcels Outside the District**

Services are provided to each individual assessed parcel within the District’s boundaries, and no Services are provided outside of those boundaries. It is conceivable, however, to conclude that some parcels outside those boundaries may receive some “spillover benefit” from the District’s Marketing and Promotions or New Business Attraction services, which are less site specific than the other Services. In the Engineer’s judgment and experience, Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; public plaza or farmers’ market promotions; or, Policy

Development, Management, and Administration Services are particularly site specific and therefore not subject to providing unintended “spillover benefit” to parcels outside District boundaries. At most, the parcels that could receive such “spillover” general benefit would be those parcels that are located immediately adjacent to or immediately across the street from a parcel receiving District Marketing and Promotions or New Business Attraction services. Any parcel that is any further from another that receives these services; or, does not directly front on a street across from another that receives those services is, in the Engineer’s judgment and experience, considered to be too remote to receive any “spillover” general benefit.

In order to quantify the general benefit that parcels adjacent to the District may receive, the relative size of the District budget allocated to these possible “spillover” services in comparison to the total District budget, or “percentage (%) of the total,” must be determined as shown in the table below.

Next, the relative benefit, or the weighted value of the subject services as applied to any parcels outside the District, must be established. This relative benefit factor compares the value of services as provided inside the District to the value of those services provided outside the District. Parcels inside the District receive a relative benefit of 1.0 from all services provided. Parcels outside the District do not receive “full value” of services that are by definition “spillover.” There is no scientifically certain method of determining relative benefit, so the professional judgment and experience of the Civil Engineer are called upon to form a reasonable conclusion. With respect to Marketing and Promotions and New Business Attraction services, the Engineer has concluded that there would at most be a nominal benefit to each parcel outside the District weighted at one-quarter or 0.25 relative benefit factor. Promotional, website, newsletter, directory, or other materials would not specifically identify any parcel outside the District, thereby minimizing any value of these services. Similarly, no New Business Attraction would identify or consider any specific parcel outside the District, thereby minimizing any value of these services. Only the nebulous scent of a vague sense that important services were being provided to neighboring parcels might attach. Therefore, the Civil Engineer has concluded based upon his nearly 30 years as a Registered Civil Engineer and professional assessment district formation experience that positing of a 0.25 relative benefit is reasonable and provides conservative allowance for any general benefit conferred on such parcels for the subject services. Application of this relative benefit factor to the subject services is also shown in the table below.

Possible General Benefits to Parcels Outside District Boundaries  
Benefit Factor Calculation

|   | Budget    | % of Total | x | Relative Benefit* | = | Benefit Factor |
|---|-----------|------------|---|-------------------|---|----------------|
| District Marketing & Promotions Budget  | \$115,056 | 20.1%      |   | 0.25              |   | 0.0503         |
| District New Business Attraction Budget   | \$1,410   | 0.2%       |   | 0.25              |   | 0.0001         |
|   |           |            |   |                   |   | 0.0504         |
| Total District Budget   | \$572,807 |            |   |                   |   |                |
| *For purposes of this analysis, a conservative 0.25 relative benefit factor is used to weight the relative value of any general benefit “spillover” from District services to parcels outside its boundaries. |           |            |   |                   |   |                |

Based upon the established adjacency criteria, there are 44 commercial parcels that may receive the referenced nominal benefit from District Marketing and Promotions services or New Business Attraction services. There are also 136 parcels zoned solely residential that meet the contiguous adjacency criteria that, pursuant to State Law, are presumed to not receive any special benefit from District services. Also, no general benefit from District services is received by these zoned solely residential parcels because its Marketing and Promotions and New Business Attraction services do not address or affect residential uses in any way. Thus, the total benefit factor representing the benefit of both Marketing and Promotions services and New Business Attraction services for parcels outside the District is applied to the adjacent commercial parcels in the table below, which establishes the relative value conveyed as a general benefit to parcels outside the District.

The Benefit Factor is calculated by multiplying the Percent (%) of Total Budget for the “spillover” category by the Relative Benefit to produce a Benefit Factor. Each of the 44 parcels that might receive nominal general benefits from the District’s Marketing and Promotions or New Business Attractions services is credited with 0.0504 Benefit Factor to account for this possibility. In comparison, there are 180 parcels within the District that each receives a Benefit Factor of 1.0 for these services. This comparison and the calculation of total possible general benefit to parcels outside the District for “spillover” Marketing and Promotions and New Business Attraction services is shown below:

### Calculation of Possible Benefits to Parcels Outside District Boundaries

|   | # Parcels | Benefit Factor         | Total Benefit Units |
|---|-----------|------------------------|---------------------|
| # Parcels in District                       | 180       | 1.00                   | 180.00              |
| # Parcels w/ "Spillover"                    | 44        | 0.0504                 | 2.22                |
| Totals                                      | 224       |                        | 182.22              |
|   |           |                        |                     |
| General Benefit to Parcels Outside District |           | 1.22%<br>(2.22/182.22) |                     |

### **General Benefits to the Public At Large**

Another type of general benefit is that provided to the public at large. Such general benefit is provided to people that are purposely within the District boundaries and "not at all likely" to engage in any commercial activity. Such individuals would therefore not be specially benefitted by District Services.

The previously described 2013 pedestrian intercept survey conducted as a component of the initial formation of the Melrose PBID provided data to quantify the general benefits enjoyed by the public at large. It provided data that 95.43% of the population within the District had or intended to engage in at least one of the listed commercial activities (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school). Conversely, 4.57% of the population did not intend to engage in any business and were only engaged in "walking around, strolling, or making a transit connection." These individuals "generally benefited" because they were either "very likely" or "likely" to "stroll or walk around or make a transit connection" in the District and "not likely at all" to "eat or drink at a restaurant, cafe, or bar;" "shop;" "conduct professional business;" "conduct personal business;" "attend church;" or "attend school." These benefits are distinct from the special benefits to parcels within the District.

In preparing this Engineer's Report in support of Melrose BID renewal, the Engineer has determined that no significant changes of the ratio of special benefits to general benefits within the District that would affect the results of the original intercept survey determination of general benefit levels have occurred. Moreover, based upon 30 years' experience in civil engineering and assessment district formation work, the Engineer has concluded that a 6% "general benefit" level is reasonable and appropriate for the Melrose PBID.

### **Total General Benefits**

Considering both types of general benefits as presented above produces the following:

Melrose General Benefits Analysis

|   |       |
|---|-------|
| General Benefits to<br>Parcels Outside District | 1.22% |
|   |       |
| General Benefits to<br>Public at Large          | 4.57% |
|   |       |
| Total General Benefits<br>(Calculated)          | 5.79% |
| Rounded to                                      | 6.0%  |

In order to present a conservative conclusion, it is the Engineer's judgment and experience that the level of general benefits to be funded in the Melrose business improvement district budget from non-assessment sources should be 6.0%, which provides a cushion over and above the calculated general benefit value of 5.79%. The Melrose Business Improvement District budget for the 10-year term beginning January 1, 2019 would be as follows:

Melrose Budget for Special Benefit vs General Benefit Costs

| Year   | Special Benefit | General Benefit | Total Budget |
|--------|-----------------|-----------------|--------------|
|        |                 |                 |              |
| 2019   | \$572,807       | \$36,562        | \$609,369    |
| 2020   | \$601,448       | \$38,390        | \$639,838    |
| 2021   | \$631,520       | \$40,310        | \$671,830    |
| 2022   | \$663,096       | \$42,325        | \$705,422    |
| 2023   | \$696,251       | \$44,442        | \$740,693    |
| 2024   | \$731,064       | \$46,664        | \$777,727    |
| 2025   | \$767,617       | \$48,997        | \$816,614    |
| 2026   | \$805,998       | \$51,447        | \$857,445    |
| 2027   | \$846,298       | \$54,019        | \$900,317    |
| 2028   | \$888,613       | \$56,720        | \$945,333    |
|        |                 |                 |              |
| Totals | \$7,204,713     | \$459,875       | \$7,664,713  |

**Finding 3: “[Determine] the proportionate special benefit derived by each parcel in relationship to the entirety of the... cost of public improvement(s) or the maintenance and operation expenses...or the cost of the property related service being provided.” (From Section 4(a)).**

Every assessed parcel in the District, except publically owned parcels used as school sites with respect to Marketing and Promotions, Public Plaza or Farmers’ Market, and New Business Attraction services, will specially and individually benefit from the Services provided in connection with the District because these Services are designed to increase pedestrian and automobile traffic and building occupancies thereby increasing demand for and utilization of all assessed commercial properties and mission success of all public school properties within the District. Such publically owned parcels will benefit from District Ambassador / Security services, Landscaping, Sanitation, and Beautification services and the portion of District Policy Development, Management, and Administration services required to provides those services. The District will provide Services including Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; Marketing and Promotions Services; Public Plaza or Farmers’ Market promotions, New Business Attraction Services; and, Policy Development, Management, and Administration Services including necessary administrative overhead and support. Each of these Services is designed to meet the goals and mission of the District; improve the safety and attractiveness of each individual assessed parcel within the District; to improve the cleanliness and beauty of each individual assessed parcel within the District; to increase building occupancy and lease rates; to encourage new business development; and, to attract ancillary businesses and services for parcels within the District.

Three (3) factors (lot size, improvement size, and street frontage) were chosen to calculate the special benefit allocable to each parcel in the District.

Lot size is a measurement both of the potential for future development on a parcel to meet customer and tenant demand, and of the present capacity of the parcel’s street level areas to accommodate customers and tenants. Street level space benefits strongly from business improvement district Services because such space is more readily used for retail space, office space, lobby services, and surface parking facilities that are especially sensitive to increases in customer demand.

The size of the improvements on a parcel is a measurement of the capacity of that parcel to currently serve the demand of customers and of retail, office, commercial, residential, church and non-profit, and publically owned parcels.

Frontage is a vital measure because it indicates the amount of the parcel that is directly accessible to and visible from the street. The more frontage a parcel has, the larger the area of sidewalk is in front of the parcel to be landscaped, cleaned, or beautified in connection with District Services.

It is the Engineer's opinion that combining these three (3) factors gives a far better picture of the benefits than could be derived from just one or two of the factors alone; and, that because no one of these factors is more important than the others, and each factor is critical to the overall benefit calculation, each factor is weighted equally in quantifying the benefits any particular parcel would receive.

The Special Benefit & Assessment Analysis section of this Engineer's Report discusses the exact formula used to calculate the benefits.

**Finding 4: "No assessment ...shall exceed the reasonable cost of the proportional special benefit conferred on parcel(s)." (From Section 4(a)).**

The total amount to be assessed will not exceed the estimated reasonable cost of the program. Because each parcel will be assessed in proportion to its share of the total benefit created by the program, no assessment will exceed the reasonable cost of the proportional special benefit conferred on the parcel.

**Finding 5: "Parcels...that are owned or used by any (public) agency shall not be exempt from assessment." (From Section 4(a)).**

The public agency owned parcels are owned by Los Angeles Unified School District (LAUSD) and used as public school site. These parcels will be assessed for the special benefits they receive from District Ambassador / Security services; Landscaping, Beautification, and Sanitation services; and, for that portion of Policy Development, Management, and Administration services including Office, Insurance, Accounting, and Other supply costs required to provide them at the same rate as private parcels of the same size, location and use. The methodology for these assessments is set forth in this Engineer's Report.

The publicly-owned parcels in the District are listed below:

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$6,282.66         | 1.10%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$38,510.33        | 6.72%         |
|   |              | Total LAUSD               |       | \$44,793.99        | 7.82%         |

The above described public parcels owned by the LAUSD and in use as schools and will only receive services on that frontage that is directly across the street from other street frontage that receives District Services. All such publically owned parcels will be assessed for the proportionate special benefits received.

**Finding 6: “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California.” (From Section 4(b)).**

This report is the “detailed engineer’s report” to support the assessments proposed to be levied within the Melrose Business Improvement District.

**Special Benefit & Assessment Analysis**

A six (6)-step process for determining Melrose assessments has been used as delineated below.

**Step 1: Select “benefit units.”**

Because the assessment against each parcel must reflect the special benefit that parcel derives from the District's improvements and activities, the first step in designing an assessment methodology was to assign "benefit units" to different parcel attributes. The assignment of benefit units reflects the relative levels of benefit discussed in "Finding 3", above.

There are three types of benefit units:

A. Lot Benefit Units:

Each parcel in the District was allocated one Lot Benefit Unit for each square foot of the parcel’s surface area.

B. Improvement Benefit Units:

Each parcel fronting in the District was allocated one Improvement Benefit Unit for each square foot of improvements.

C. Frontage Benefit Units:

Each parcel in the District was allocated one Frontage Benefit Unit for each linear foot of the parcel’s frontage on any street except for those parcels zoned PF and used as public schools by the LAUSD. These parcels will be allocated one Frontage Benefit Unit for each linear foot of Melrose frontage and one Frontage Benefit Unit for each linear foot of other street frontage only for the length that is directly across from other frontage that is included in the District. Fairfax High School will be assigned 816 linear feet of Melrose Avenue frontage and 120 linear feet of Genesee Avenue frontage and 1,160 linear feet of Fairfax Avenue frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. Melrose Elementary School will be assigned 264 linear feet of Melrose frontage and 120 linear feet of Formosa Avenue frontage and 120 linear feet of Detroit Street frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. With

respect to PF zoned parcels, District Services will only be performed on these frontages and no others. District Services will be provided on all frontages of all other District parcels.

**Step 2: Calculate the benefit units for each property.**

The number of each type of benefit unit allocated to each identified benefiting parcel within the Melrose was determined from data obtained from the County of Los Angeles and third party real estate data service providers. These data sources provide Assessor Parcel Numbers, ownership, address, parcel size, gross building size, street front footage, and other needed information. This data provides a basis for calculating property-based assessments. All relevant data being used in assessment calculations has been provided, or attempted to be provided, to each property owner in the District for their review. All known or reported discrepancies or errors have been corrected.

**Step 3: Quantify total basic benefit units.**

In aggregate, for Zone 1 there are 839,403 Lot Benefit Units; 643,653 Improvement Benefit Units; and, 13,644 Frontage Benefit Units. For Zone 2 there are 1,220,826 Lot Benefit Units; 255,722 Improvement Benefit Units; and, 2,590 Frontage Benefit Units. For Zone 3 there are 240,591 Lot Benefit Units; 177,248 Improvement Benefit Units; and, 4,165 Frontage Benefit Units.

**Step 4: Calculate “Basic Benefit Unit Cost” for special benefits.**

The annualized cost of the Services to be provided by the District in Zone 1 during 2019 is \$400,850 per year (before inflation adjustments). \$133,616.65 of these costs will be allocated based on Lot Benefit Units; \$133,616.65 based on Improvement Benefit Units; and \$133,616.65 based on Frontage Benefit Units.

The annualized cost of the Services to be provided by the District in Zone 2 during 2019 is \$44,793 per year (before inflation adjustments). \$14,931.00 of these costs will be allocated based on Lot Benefit Units; \$14,931.00 based on Improvement Benefit Units; and \$14,931.00 based on Frontage Benefit Units.

The annualized cost of the Services to be provided by the District in Zone 3 during 2019 is \$127,164 per year (before inflation adjustments). \$42,388.00 of these costs will be allocated based on Lot Benefit Units; \$42,388.00 based on Improvement Benefit Units; and \$42,388.00 based on Frontage Benefit Units.

The cost per benefit unit for Zone 1, Zone 2, and Zone 3, respectively, is therefore as follows:

A. Lot Benefit Units:

$$\$133,616.65 / 839,403 = \$0.1592 \text{ per Lot Benefit Unit in Zone 1}$$

$$\$14,931.00 / 1,220,826 = \$0.0122 \text{ per Lot Benefit Unit in Zone 2}$$

$$\$42,388.00 / 240,591 = \$0.1762 \text{ per Lot Benefit Unit in Zone 3}$$

B. Improvement Benefit Units:

$$\$133,616.65 / 643,653 = \$0.2076 \text{ per Improvement Benefit Unit in Zone 1}$$

$$\$14,931.00 / 255,722 = \$0.0584 \text{ per Improvement Benefit Unit in Zone 2}$$

$$\$42,388.00 / 177,248 = \$0.2391 \text{ per Improvement Benefit Unit in Zone 3}$$

C. Frontage Benefit Units:

$$\$133,616.65 / 13,644 = \$9.7931 \text{ per Frontage Benefit Unit in Zone 1}$$

$$\$14,931.00 / 2,590 = \$5.7649 \text{ per Frontage Benefit Unit in Zone 2}$$

$$\$42,388.00 / 4,165 = \$10.1772 \text{ per Improvement Benefit Unit in Zone 3}$$

**Step 5: Determine Assessment Formula.**

Combining the calculations from Steps 1 and 4, the assessment formula is therefore:

Zone 1 District assessment formula = (\$0.1592 X square feet of parcel size) + (\$0.2076 X square feet of improvements) + (\$9.7931 X linear feet of frontage).

Zone 2 District assessment formula = (\$0.0122 X square feet of parcel size) + (\$0.0584 X square feet of improvements) + (\$5.7649 X linear feet of frontage).

Zone 3 District assessment formula = (\$0.1762 X square feet of parcel size) + (\$0.2391 X square feet of improvements) + (\$10.1772 X linear feet of frontage).

**Step 6. Spread the Assessments.**

The resultant assessment spread calculations for each parcel within the District are shown in an attachment to this Engineer's Report and were determined by applying the District

assessment formula to each benefiting property. This list of all identified benefiting parcels in the District area delineates each parcel and its benefit units for parcel area, improvement size, and linear street frontage.

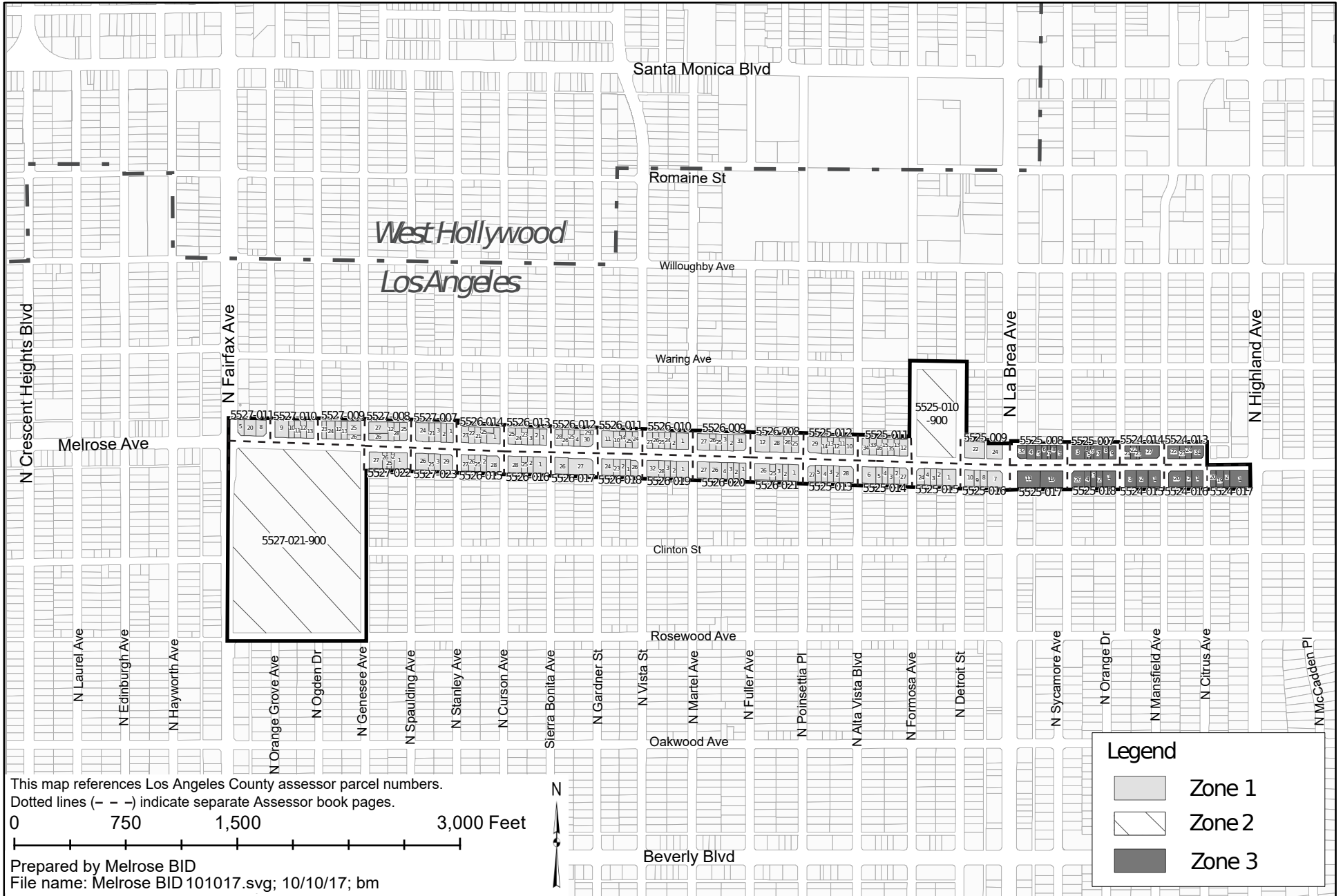
During the ten-year effective term of the District, it is likely that some parcels within the District will be developed with additional commercial improvements or will see the demolition of existing improvements. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in Step 5 on Page ER-11. Pursuant to Government Code Section 53750(h)(3), such recalculation does not constitute an “increase” of assessment that requires the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula is itself changed.

Assessment rates may be adjusted annually by the Owner’s Association to reflect changes in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year.

**ATTACHMENT 1**

**MELROSE PBID PROPERTY INFORMATION**  
**and**  
**ASSESSMENTS FOR 2019**

# Melrose BID Area



**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #1              |                      |                      |                         |                  | Year #2              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2019                 |                      |                      |                         |                  | 2020                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$102,592            | \$14,771             | \$32,661             | \$9,576                 | \$159,600        | \$107,721            | \$15,510             | \$34,294             | \$10,055                | \$167,580        |
| B. Landscaping, Sanitation, & Beautification | \$92,564             | \$13,328             | \$29,468             | \$8,640                 | \$144,000        | \$97,192             | \$13,994             | \$30,942             | \$9,072                 | \$151,201        |
| C. Marketing & Promotions                    | \$87,272             | \$0                  | \$27,784             | \$7,344                 | \$122,400        | \$91,636             | \$0                  | \$29,173             | \$7,711                 | \$128,520        |
| D. Public Plaza or Farmers' Market           | \$1,410              | \$0                  | \$0                  | \$90                    | \$1,500          | \$1,481              | \$0                  | \$0                  | \$95                    | \$1,575          |
| E. New Business Attraction                   | \$1,070              | \$0                  | \$340                | \$90                    | \$1,500          | \$1,123              | \$0                  | \$358                | \$95                    | \$1,575          |
| F. Policy Dev, Management & Administration   | \$80,994             | \$11,662             | \$25,785             | \$7,560                 | \$126,000        | \$85,043             | \$12,245             | \$27,074             | \$7,938                 | \$132,300        |
| G. Office, Insurance, Accounting, & Other    | \$34,949             | \$5,032              | \$11,126             | \$3,262                 | \$54,369         | \$36,696             | \$5,284              | \$11,683             | \$3,425                 | \$57,088         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$400,850</b>     | <b>\$44,793</b>      | <b>\$127,164</b>     | <b>\$36,562</b>         | <b>\$609,369</b> | <b>\$420,893</b>     | <b>\$47,033</b>      | <b>\$133,523</b>     | <b>\$38,390</b>         | <b>\$639,838</b> |
| Sub Total                                    | \$572,807            |                      |                      |                         |                  | \$601,448            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$609,369            |                      |                      |                         |                  | \$639,838            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #3              |                      |                      |                         |                  | Year #4              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2021                 |                      |                      |                         |                  | 2022                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$113,107            | \$16,285             | \$36,009             | \$10,557.51             | \$175,959        | \$118,763            | \$17,099             | \$37,809             | \$11,085                | \$184,756        |
| B. Landscaping, Sanitation, & Beautification | \$102,052            | \$14,694             | \$32,489             | \$9,525.63              | \$158,761        | \$107,154            | \$15,429             | \$34,113             | \$10,002                | \$166,699        |
| C. Marketing & Promotions                    | \$96,218             | \$0                  | \$30,632             | \$8,096.76              | \$134,946        | \$101,029            | \$0                  | \$32,163             | \$8,502                 | \$141,693        |
| D. Public Plaza or Farmers' Market           | \$1,555              | \$0                  | \$0                  | \$99.23                 | \$1,654          | \$1,632              | \$0                  | \$0                  | \$104                   | \$1,736          |
| E. New Business Attraction                   | \$1,179              | \$0                  | \$375                | \$99.23                 | \$1,654          | \$1,238              | \$0                  | \$394                | \$104                   | \$1,736          |
| F. Policy Dev, Management & Administration   | \$89,295             | \$12,857             | \$28,428             | \$8,335                 | \$138,915        | \$93,760             | \$13,500             | \$29,849             | \$8,752                 | \$145,861        |
| G. Office, Insurance, Accounting, & Other    | \$38,531             | \$5,548              | \$12,267             | \$3,597                 | \$59,942         | \$40,458             | \$5,825              | \$12,880             | \$3,776                 | \$62,939         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$441,937</b>     | <b>\$49,384</b>      | <b>\$140,199</b>     | <b>\$40,310</b>         | <b>\$671,830</b> | <b>\$464,034</b>     | <b>\$51,853</b>      | <b>\$147,209</b>     | <b>\$42,325</b>         | <b>\$705,422</b> |
| Sub Total                                    | \$631,520            |                      |                      |                         |                  | \$663,096            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$671,830            |                      |                      |                         |                  | \$705,422            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #5              |                      |                      |                         |                  | Year #6              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2023                 |                      |                      |                         |                  | 2024                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$124,701            | \$17,954             | \$39,699             | \$11,640                | \$193,994        | \$130,936            | \$18,852             | \$41,684             | \$12,222                | \$203,694        |
| B. Landscaping, Sanitation, & Beautification | \$112,512            | \$16,200             | \$35,819             | \$10,502                | \$175,033        | \$118,138            | \$17,010             | \$37,610             | \$11,027                | \$183,785        |
| C. Marketing & Promotions                    | \$106,080            | \$0                  | \$33,771             | \$8,927                 | \$148,778        | \$111,384            | \$0                  | \$35,460             | \$9,373                 | \$156,217        |
| D. Public Plaza or Farmers' Market           | \$1,714              | \$0                  | \$0                  | \$109                   | \$1,823          | \$1,800              | \$0                  | \$0                  | \$115                   | \$1,914          |
| E. New Business Attraction                   | \$1,300              | \$0                  | \$414                | \$109                   | \$1,823          | \$1,365              | \$0                  | \$435                | \$115                   | \$1,914          |
| F. Policy Dev, Management & Administration   | \$98,448             | \$14,175             | \$31,342             | \$9,189                 | \$153,154        | \$103,371            | \$14,884             | \$32,909             | \$9,649                 | \$160,812        |
| G. Office, Insurance, Accounting, & Other    | \$42,481             | \$6,116              | \$13,524             | \$3,965                 | \$66,086         | \$44,605             | \$6,422              | \$14,200             | \$4,163                 | \$69,391         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$487,236</b>     | <b>\$54,446</b>      | <b>\$154,569</b>     | <b>\$44,442</b>         | <b>\$740,693</b> | <b>\$511,598</b>     | <b>\$57,168</b>      | <b>\$162,298</b>     | <b>\$46,664</b>         | <b>\$777,727</b> |
| Sub Total                                    | \$696,251            |                      |                      |                         |                  | \$731,064            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | <b>\$740,693</b>     |                      |                      |                         |                  | <b>\$777,727</b>     |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #7              |                      |                      |                         |                  | Year #8              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2025                 |                      |                      |                         |                  | 2026                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$137,483            | \$19,795             | \$43,769             | \$12,833                | \$213,879        | \$144,357            | \$20,784             | \$45,957             | \$13,474                | \$224,573        |
| B. Landscaping, Sanitation, & Beautification | \$124,045            | \$17,861             | \$39,490             | \$11,578                | \$192,974        | \$130,247            | \$18,754             | \$41,465             | \$12,157                | \$202,623        |
| C. Marketing & Promotions                    | \$116,953            | \$0                  | \$37,233             | \$9,842                 | \$164,028        | \$122,801            | \$0                  | \$39,094             | \$10,334                | \$172,229        |
| D. Public Plaza or Farmers' Market           | \$1,890              | \$0                  | \$0                  | \$121                   | \$2,010          | \$1,984              | \$0                  | \$0                  | \$127                   | \$2,111          |
| E. New Business Attraction                   | \$1,433              | \$0                  | \$456                | \$121                   | \$2,010          | \$1,505              | \$0                  | \$479                | \$127                   | \$2,111          |
| F. Policy Dev, Management & Administration   | \$108,539            | \$15,628             | \$34,554             | \$10,131                | \$168,853        | \$113,966            | \$16,410             | \$36,282             | \$10,638                | \$177,295        |
| G. Office, Insurance, Accounting, & Other    | \$46,835             | \$6,743              | \$14,910             | \$4,372                 | \$72,860         | \$49,177             | \$7,080              | \$15,656             | \$4,590                 | \$76,503         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$537,178</b>     | <b>\$60,027</b>      | <b>\$170,413</b>     | <b>\$48,997</b>         | <b>\$816,614</b> | <b>\$564,036</b>     | <b>\$63,028</b>      | <b>\$178,933</b>     | <b>\$51,447</b>         | <b>\$857,445</b> |
| Sub Total                                    | \$767,617            |                      |                      |                         |                  | \$805,998            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$816,614            |                      |                      |                         |                  | \$857,445            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #9              |                      |                      |                         |                  | Year #10             |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2027                 |                      |                      |                         |                  | 2028                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$151,575            | \$21,823             | \$48,255             | \$14,148                | \$235,801        | \$159,154            | \$22,915             | \$50,668             | \$14,855                | \$247,591        |
| B. Landscaping, Sanitation, & Beautification | \$136,759            | \$19,692             | \$43,538             | \$12,765                | \$212,754        | \$143,597            | \$20,676             | \$45,715             | \$13,404                | \$223,392        |
| C. Marketing & Promotions                    | \$128,941            | \$0                  | \$41,049             | \$10,850                | \$180,841        | \$135,388            | \$0                  | \$43,102             | \$11,393                | \$189,883        |
| D. Public Plaza or Farmers' Market           | \$2,083              | \$0                  | \$0                  | \$133                   | \$2,216          | \$2,187              | \$0                  | \$0                  | \$140                   | \$2,327          |
| E. New Business Attraction                   | \$1,580              | \$0                  | \$503                | \$133                   | \$2,216          | \$1,659              | \$0                  | \$528                | \$140                   | \$2,327          |
| F. Policy Dev, Management & Administration   | \$119,664            | \$17,230             | \$38,096             | \$11,170                | \$186,160        | \$125,648            | \$18,092             | \$40,001             | \$11,728                | \$195,468        |
| G. Office, Insurance, Accounting, & Other    | \$51,636             | \$7,434              | \$16,438             | \$4,820                 | \$80,328         | \$54,217             | \$7,806              | \$17,260             | \$5,061                 | \$84,345         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$592,238</b>     | <b>\$66,180</b>      | <b>\$187,880</b>     | <b>\$54,019</b>         | <b>\$900,317</b> | <b>\$621,850</b>     | <b>\$69,489</b>      | <b>\$197,274</b>     | <b>\$56,720</b>         | <b>\$945,333</b> |
| Sub Total                                    | \$846,298            |                      |                      |                         |                  | \$888,613            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$900,317            |                      |                      |                         |                  | \$945,333            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

10 Years

Item

Totals

| Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals |
|----------------------|----------------------|----------------------|-------------------------|--------|
|----------------------|----------------------|----------------------|-------------------------|--------|

**ANNUAL BUDGET COSTS**

|  |             |           |           |           |             |
|--|-------------|-----------|-----------|-----------|-------------|
| A. Ambassador / Security Services            | \$1,290,389 | \$185,788 | \$410,804 | \$120,446 | \$2,007,427 |
| B. Landscaping, Sanitation, & Beautification | \$1,164,261 | \$167,638 | \$370,650 | \$108,673 | \$1,811,222 |
| C. Marketing & Promotions                    | \$1,097,701 | \$0       | \$349,461 | \$92,372  | \$1,539,534 |
| D. Public Plaza or Farmers' Market           | \$17,735    | \$0       | \$0       | \$1,132   | \$18,867    |
| E. New Business Attraction                   | \$13,452    | \$0       | \$4,283   | \$1,132   | \$18,867    |
| F. Policy Dev, Management & Administration   | \$1,018,728 | \$146,683 | \$324,319 | \$95,089  | \$1,584,819 |
| G. Office, Insurance, Accounting, & Other    | \$439,585   | \$63,291  | \$139,944 | \$41,031  | \$683,851   |

**TOTAL BUDGET BY ZONE**

|             |           |             |           |             |
|-------------|-----------|-------------|-----------|-------------|
| \$5,041,850 | \$563,401 | \$1,599,461 | \$459,875 | \$7,664,587 |
|-------------|-----------|-------------|-----------|-------------|

Sub Total

\$7,204,713

**GRAND TOTAL PBID BUDGET**

\$7,664,588

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

End.

MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

| #                         | APN          | PROPERTY OWNER  | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|---------------------------|--------------|---|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| Zone 1 Fairfax to La Brea |              |   |                |                              |                        |                  |                              |                        |                   |                           |                            |                      |                             |            |
| 1                         | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                   | 14,636         | 14,636                       | \$2,329.77             | 7,629            | 7,629                        | \$1,583.71             | 133               | 110                       | 243                        | \$2,379.72           | \$6,293.20                  | 1.10%      |
| 2                         | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                     | 10,411         | 10,411                       | \$1,657.23             | 2,008            | 2,008                        | \$416.84               | 105               | 101                       | 206                        | \$2,017.37           | \$4,091.44                  | 0.71%      |
| 3                         | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                 | 5,924          | 5,924                        | \$942.99               | 8,913            | 8,913                        | \$1,850.26             | 54                | 110                       | 164                        | \$1,606.06           | \$4,399.31                  | 0.77%      |
| 4                         | 5525-011-013 | HAGER DAVID AND JUDITH                                      | 4,400          | 4,400                        | \$700.39               | 4,600            | 4,600                        | \$954.92               | 40                |                           | 40                         | \$391.72             | \$2,047.04                  | 0.36%      |
| 5                         | 5525-011-015 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$700.39               | 2,272            | 2,272                        | \$471.65               | 40                |                           | 40                         | \$391.72             | \$1,563.76                  | 0.27%      |
| 6                         | 5525-011-016 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$700.39               | 2,400            | 2,400                        | \$498.22               | 40                |                           | 40                         | \$391.72             | \$1,590.34                  | 0.28%      |
| 7                         | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST               | 5,053          | 5,053                        | \$804.34               | 3,756            | 3,756                        | \$779.71               | 46                |                           | 46                         | \$450.48             | \$2,034.53                  | 0.36%      |
| 8                         | 5525-011-034 | KREGLER ETEUKA M TRUST ETEUKA M KREGLER TRUST               | 5,271          | 5,271                        | \$839.04               | 1,462            | 1,462                        | \$303.50               | 48                | 110                       | 158                        | \$1,547.31           | \$2,689.84                  | 0.47%      |
| 9                         | 5525-011-035 | 7213 MELROSE LLC  | 4,400          | 4,400                        | \$700.39               | 2,272            | 2,272                        | \$471.65               | 40                |                           | 40                         | \$391.72             | \$1,563.76                  | 0.27%      |
| 10                        | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                                | 5,924          | 5,924                        | \$942.99               | 12,240           | 12,240                       | \$2,540.92             | 54                | 110                       | 164                        | \$1,606.06           | \$5,089.96                  | 0.89%      |
| 11                        | 5525-012-011 | KERMANI BENJAMIN  | 4,400          | 4,400                        | \$700.39               | 2,855            | 2,855                        | \$592.67               | 40                |                           | 40                         | \$391.72             | \$1,684.79                  | 0.29%      |
| 12                        | 5525-012-012 | 7261 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.39               | 3,904            | 3,904                        | \$810.44               | 40                |                           | 40                         | \$391.72             | \$1,902.55                  | 0.33%      |
| 13                        | 5525-012-013 | 7265 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.39               | 3,960            | 3,960                        | \$822.06               | 40                |                           | 40                         | \$391.72             | \$1,914.18                  | 0.33%      |
| 14                        | 5525-012-014 | WERKOW STEVEN A ET AL                                       | 4,400          | 4,400                        | \$700.39               | 4,000            | 4,000                        | \$830.36               | 40                |                           | 40                         | \$391.72             | \$1,922.48                  | 0.34%      |
| 15                        | 5525-012-029 | BEHNIU LP   | 9,780          | 9,780                        | \$1,556.79             | 4,190            | 4,190                        | \$869.81               | 90                | 103                       | 193                        | \$1,890.06           | \$4,316.66                  | 0.75%      |
| 16                        | 5525-013-002 | 1040 N WESTERN LLC  | 4,400          | 4,400                        | \$700.39               | 4,240            | 4,240                        | \$880.19               | 40                |                           | 40                         | \$391.72             | \$1,972.30                  | 0.34%      |
| 17                        | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$700.39               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 18                        | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$700.39               | 6,008            | 6,008                        | \$1,247.21             | 40                |                           | 40                         | \$391.72             | \$2,339.32                  | 0.41%      |
| 19                        | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                    | 4,400          | 4,400                        | \$700.39               | 3,904            | 3,904                        | \$810.44               | 40                |                           | 40                         | \$391.72             | \$1,902.55                  | 0.33%      |
| 20                        | 5525-013-027 | GROUNDINGS CORPORATION                                      | 5,576          | 5,576                        | \$887.59               | 4,843            | 4,843                        | \$1,005.36             | 48                | 103                       | 151                        | \$1,478.75           | \$3,371.71                  | 0.59%      |
| 21                        | 5525-013-028 | SIP 4500 LLC  | 9,990          | 9,990                        | \$1,590.21             | 11,368           | 11,368                       | \$2,359.90             | 90                | 103                       | 193                        | \$1,890.06           | \$5,840.17                  | 1.02%      |
| 22                        | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                         | 4,400          | 4,400                        | \$700.39               | 2,054            | 2,054                        | \$426.39               | 40                |                           | 40                         | \$391.72             | \$1,518.51                  | 0.27%      |
| 23                        | 5525-014-003 | N AND H PARTNERS LLC  | 4,400          | 4,400                        | \$700.39               | 2,081            | 2,081                        | \$432.00               | 40                |                           | 40                         | \$391.72             | \$1,524.11                  | 0.27%      |
| 24                        | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                        | 4,400          | 4,400                        | \$700.39               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 25                        | 5525-014-005 | SANDO PLACE LLC   | 4,400          | 4,400                        | \$700.39               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 26                        | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                   | 10,324         | 10,324                       | \$1,643.38             | 6,226            | 6,226                        | \$1,292.46             | 94                | 110                       | 204                        | \$1,997.79           | \$4,933.63                  | 0.86%      |
| 27                        | 5525-014-027 | 7200 MELROSE LLC  | 5,828          | 5,828                        | \$927.70               | 5,241            | 5,241                        | \$1,087.99             | 50                | 106                       | 156                        | \$1,527.72           | \$3,543.41                  | 0.62%      |
| 28                        | 5525-015-001 | 7150 MELROSE LLC  | 10,106         | 10,106                       | \$1,608.68             | 5,488            | 5,488                        | \$1,139.26             | 92                | 110                       | 202                        | \$1,978.20           | \$4,726.14                  | 0.83%      |
| 29                        | 5525-015-002 | FADLON ASHER AND CARMELA                                    | 4,400          | 4,400                        | \$700.39               | 4,000            | 4,000                        | \$830.36               | 40                |                           | 40                         | \$391.72             | \$1,922.48                  | 0.34%      |
| 30                        | 5525-015-003 | 7 MELROSE LLC   | 4,400          | 4,400                        | \$700.39               | 6,008            | 6,008                        | \$1,247.21             | 40                |                           | 40                         | \$391.72             | \$2,339.32                  | 0.41%      |
| 31                        | 5525-015-004 | ONE WAY REAL ESTATE LLC                                     | 4,400          | 4,400                        | \$700.39               | 3,380            | 3,380                        | \$701.66               | 40                |                           | 40                         | \$391.72             | \$1,793.78                  | 0.31%      |
| 32                        | 5525-015-024 | 7174 MELROSE AVENUE LLC                                     | 5,502          | 5,502                        | \$875.81               | 4,645            | 4,645                        | \$964.26               | 48                | 103                       | 151                        | \$1,478.75           | \$3,318.83                  | 0.58%      |
| 33                        | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                        | 10,585         | 10,585                       | \$1,684.93             | 0                | 0                            | \$0.00                 | 96                | 103                       | 199                        | \$1,948.82           | \$3,633.75                  | 0.63%      |
| 34                        | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                        | 5,358          | 5,358                        | \$852.89               | 0                | 0                            | \$0.00                 | 50                |                           | 50                         | \$489.65             | \$1,342.54                  | 0.23%      |
| 35                        | 5525-016-009 | JORDAN EDD M  | 4,400          | 4,400                        | \$700.39               | 3,459            | 3,459                        | \$718.06               | 40                |                           | 40                         | \$391.72             | \$1,810.18                  | 0.32%      |
| 36                        | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS                | 6,926          | 6,926                        | \$1,102.48             | 4,744            | 4,744                        | \$984.81               | 63                | 110                       | 173                        | \$1,694.20           | \$3,781.50                  | 0.66%      |
| 37                        | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                            | 11,021         | 11,021                       | \$1,754.33             | 4,063            | 4,063                        | \$843.44               | 100               | 110                       | 210                        | \$2,056.54           | \$4,654.32                  | 0.81%      |
| 38                        | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                  | 5,401          | 5,401                        | \$859.73               | 6,587            | 6,587                        | \$1,367.40             | 49                | 110                       | 159                        | \$1,557.10           | \$3,784.24                  | 0.66%      |
| 39                        | 5526-008-026 | GROUNDINGS  | 5,401          | 5,401                        | \$859.73               | 4,900            | 4,900                        | \$1,017.20             | 49                |                           | 49                         | \$479.86             | \$2,356.79                  | 0.41%      |
| 40                        | 5526-008-028 | MELROSE ASPIRATIONS LLC                                     | 10,530         | 10,530                       | \$1,676.17             | 10,911           | 10,911                       | \$2,265.03             | 96                |                           | 96                         | \$940.13             | \$4,881.33                  | 0.85%      |
| 41                        | 5526-009-002 | 7361 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.39               | 6,240            | 6,240                        | \$1,295.37             | 40                |                           | 40                         | \$391.72             | \$2,387.49                  | 0.42%      |
| 42                        | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$700.39               | 2,960            | 2,960                        | \$614.47               | 40                |                           | 40                         | \$391.72             | \$1,706.59                  | 0.30%      |
| 43                        | 5526-009-025 | COLABELLA PROPERTIES  | 4,400          | 4,400                        | \$700.39               | 3,840            | 3,840                        | \$797.15               | 40                |                           | 40                         | \$391.72             | \$1,889.27                  | 0.33%      |
| 44                        | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                   | 4,400          | 4,400                        | \$700.39               | 3,240            | 3,240                        | \$672.60               | 40                |                           | 40                         | \$391.72             | \$1,764.71                  | 0.31%      |
| 45                        | 5526-009-027 | WINETT KENNETH R TRUST                                      | 9,365          | 9,365                        | \$1,490.73             | 8,006            | 8,006                        | \$1,661.97             | 85                | 110                       | 195                        | \$1,909.65           | \$5,062.35                  | 0.88%      |
| 46                        | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST               | 8,939          | 8,939                        | \$1,422.92             | 6,072            | 6,072                        | \$1,260.49             | 80                | 103                       | 183                        | \$1,792.13           | \$4,475.54                  | 0.78%      |
| 47                        | 5526-010-001 | JEJEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 8,799          | 8,799                        | \$1,400.63             | 5,280            | 5,280                        | \$1,096.08             | 80                | 110                       | 190                        | \$1,860.68           | \$4,357.39                  | 0.76%      |
| 48                        | 5526-010-002 | JEJEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 4,400          | 4,400                        | \$700.39               | 5,125            | 5,125                        | \$1,063.90             | 40                |                           | 40                         | \$391.72             | \$2,156.02                  | 0.38%      |
| 49                        | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$700.39               | 4,194            | 4,194                        | \$870.64               | 40                |                           | 40                         | \$391.72             | \$1,962.75                  | 0.34%      |
| 50                        | 5526-010-025 | BRS LLC   | 4,400          | 4,400                        | \$700.39               | 2,000            | 2,000                        | \$415.18               | 40                |                           | 40                         | \$391.72             | \$1,507.30                  | 0.26%      |
| 51                        | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                         | 4,400          | 4,400                        | \$700.39               | 2,635            | 2,635                        | \$547.00               | 40                |                           | 40                         | \$391.72             | \$1,639.12                  | 0.29%      |
| 52                        | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                              | 4,400          | 4,400                        | \$700.39               | 1,592            | 1,592                        | \$330.49               | 40                | 110                       | 150                        | \$1,468.96           | \$2,499.84                  | 0.44%      |
| 53                        | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                  | 4,400          | 4,400                        | \$700.39               | 4,210            | 4,210                        | \$873.96               | 40                |                           | 40                         | \$391.72             | \$1,966.08                  | 0.34%      |
| 54                        | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                  | 8,799          | 8,799                        | \$1,400.63             | 14,140           | 14,140                       | \$2,935.34             | 80                | 110                       | 190                        | \$1,860.68           | \$6,196.65                  | 1.08%      |
| 55                        | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST          | 4,530          | 4,530                        | \$721.09               | 2,688            | 2,688                        | \$558.00               | 41                |                           | 41                         | \$401.52             | \$1,680.61                  | 0.29%      |
| 56                        | 5526-011-024 | 7449 MELROSE LLC  | 4,113          | 4,113                        | \$654.71               | 4,134            | 4,134                        | \$858.18               | 37                | 110                       | 147                        | \$1,439.58           | \$2,952.47                  | 0.52%      |
| 57                        | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                       | 4,966          | 4,966                        | \$790.49               | 3,680            | 3,680                        | \$763.94               | 45                |                           | 45                         | \$440.69             | \$1,995.11                  | 0.35%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #   | APN          | PROPERTY OWNER   | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----|--------------|--|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 58  | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 4,400          | 4,400                        | \$700.39               | 2,257            | 2,257                        | \$468.53               | 40                |                           | 40                         | \$391.72             | \$1,560.65                  | 0.27%      |
| 59  | 5526-012-025 | JOLIE MELROSE LLC  | 4,400          | 4,400                        | \$700.39               | 1,730            | 1,730                        | \$359.13               | 40                |                           | 40                         | \$391.72             | \$1,451.25                  | 0.25%      |
| 60  | 5526-012-026 | HERSON PROPERTIES LLC                                      | 4,400          | 4,400                        | \$700.39               | 5,349            | 5,349                        | \$1,110.40             | 40                |                           | 40                         | \$391.72             | \$2,202.52                  | 0.38%      |
| 61  | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 5,489          | 5,489                        | \$873.74               | 3,907            | 3,907                        | \$811.06               | 50                | 110                       | 160                        | \$1,566.89           | \$3,251.69                  | 0.57%      |
| 62  | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 2,701          | 2,701                        | \$429.95               | 2,832            | 2,832                        | \$587.90               | 0                 | 30                        | 30                         | \$293.79             | \$1,311.64                  | 0.23%      |
| 63  | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 6,826          | 6,826                        | \$1,086.57             | 3,794            | 3,794                        | \$787.60               | 83                | 73                        | 156                        | \$1,527.72           | \$3,401.89                  | 0.59%      |
| 64  | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 5,489          | 5,489                        | \$873.74               | 6,763            | 6,763                        | \$1,403.94             | 50                | 110                       | 160                        | \$1,566.89           | \$3,844.57                  | 0.67%      |
| 65  | 5526-013-002 | BUTZ RICHARD COMPANY TRUST BUTZ FAMILY TRUST               | 4,400          | 4,400                        | \$700.39               | 3,866            | 3,866                        | \$802.55               | 40                |                           | 40                         | \$391.72             | \$1,894.66                  | 0.33%      |
| 66  | 5526-013-003 | 7561 MELROSE LLC   | 4,400          | 4,400                        | \$700.39               | 2,800            | 2,800                        | \$581.26               | 40                |                           | 40                         | \$391.72             | \$1,673.37                  | 0.29%      |
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                       | 4,400          | 4,400                        | \$700.39               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC             | 4,400          | 4,400                        | \$700.39               | 3,680            | 3,680                        | \$763.94               | 40                |                           | 40                         | \$391.72             | \$1,856.05                  | 0.32%      |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                               | 5,489          | 5,489                        | \$873.74               | 7,397            | 7,397                        | \$1,535.55             | 50                | 110                       | 160                        | \$1,566.89           | \$3,976.19                  | 0.69%      |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN        | 7,971          | 7,971                        | \$1,268.83             | 5,400            | 5,400                        | \$1,120.99             | 90                | 110                       | 200                        | \$1,958.61           | \$4,348.43                  | 0.76%      |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                               | 4,400          | 4,400                        | \$700.39               | 3,840            | 3,840                        | \$797.15               | 40                |                           | 40                         | \$391.72             | \$1,889.27                  | 0.33%      |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND          | 4,400          | 4,400                        | \$700.39               | 4,800            | 4,800                        | \$996.44               | 40                |                           | 40                         | \$391.72             | \$2,088.55                  | 0.36%      |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                  | 5,350          | 5,350                        | \$851.62               | 3,474            | 3,474                        | \$721.17               | 50                | 107                       | 157                        | \$1,537.51           | \$3,110.30                  | 0.54%      |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                               | 6,199          | 6,199                        | \$986.76               | 4,200            | 4,200                        | \$871.88               | 40                |                           | 40                         | \$391.72             | \$2,250.37                  | 0.39%      |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                         | 4,400          | 4,400                        | \$700.39               | 3,800            | 3,800                        | \$788.85               | 40                |                           | 40                         | \$391.72             | \$1,880.96                  | 0.33%      |
| 76  | 5526-015-025 | MELROSE RENTALS LLC  | 4,400          | 4,400                        | \$700.39               | 2,400            | 2,400                        | \$498.22               | 40                |                           | 40                         | \$391.72             | \$1,590.34                  | 0.28%      |
| 77  | 5526-015-026 | MONTTE NAPOLEONE INC                                       | 4,400          | 4,400                        | \$700.39               | 4,000            | 4,000                        | \$830.36               | 40                |                           | 40                         | \$391.72             | \$1,922.48                  | 0.34%      |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                                 | 5,500          | 5,500                        | \$875.49               | 2,304            | 2,304                        | \$478.29               | 50                | 110                       | 160                        | \$1,566.89           | \$2,920.67                  | 0.51%      |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR     | 9,278          | 9,278                        | \$1,476.88             | 14,626           | 14,626                       | \$3,036.23             | 84                | 103                       | 187                        | \$1,831.30           | \$6,344.41                  | 1.11%      |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST      | 9,888          | 9,888                        | \$1,573.98             | 5,681            | 5,681                        | \$1,179.33             | 90                | 110                       | 200                        | \$1,958.61           | \$4,711.92                  | 0.82%      |
| 81  | 5526-016-002 | SIDON INC  | 4,400          | 4,400                        | \$700.39               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 82  | 5526-016-025 | FISCH PROPERTIES LP  | 4,400          | 4,400                        | \$700.39               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 83  | 5526-016-028 | FISCH PROPERTIES LP  | 9,888          | 9,888                        | \$1,573.98             | 5,205            | 5,205                        | \$1,080.51             | 90                | 110                       | 200                        | \$1,958.61           | \$4,613.10                  | 0.81%      |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                     | 9,900          | 9,900                        | \$1,575.89             | 5,292            | 5,292                        | \$1,098.57             | 90                | 110                       | 200                        | \$1,958.61           | \$4,633.07                  | 0.81%      |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                  | 17,860         | 17,860                       | \$2,842.97             | 15,546           | 15,546                       | \$3,227.21             | 163               | 103                       | 266                        | \$2,604.96           | \$8,675.13                  | 1.51%      |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 3,528          | 3,528                        | \$561.59               | 2,990            | 2,990                        | \$620.70               | 32                |                           | 32                         | \$313.38             | \$1,495.66                  | 0.26%      |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 1,760            | 1,760                        | \$365.36               | 40                |                           | 40                         | \$391.72             | \$1,492.02                  | 0.26%      |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 4,559            | 4,559                        | \$946.41               | 40                |                           | 40                         | \$391.72             | \$2,073.07                  | 0.36%      |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                      | 9,017          | 9,017                        | \$1,435.33             | 5,995            | 5,995                        | \$1,244.51             | 82                | 110                       | 192                        | \$1,880.27           | \$4,560.11                  | 0.80%      |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                         | 5,236          | 5,236                        | \$833.47               | 5,637            | 5,637                        | \$1,170.19             | 46                | 103                       | 149                        | \$1,459.17           | \$3,462.83                  | 0.60%      |
| 91  | 5526-019-001 | JANCSO JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCSO TR   | 8,799          | 8,799                        | \$1,400.63             | 12,410           | 12,410                       | \$2,576.21             | 80                | 110                       | 190                        | \$1,860.68           | \$5,837.52                  | 1.02%      |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.39               | 1,844            | 1,844                        | \$382.80               | 40                |                           | 40                         | \$391.72             | \$1,474.92                  | 0.26%      |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.39               | 4,020            | 4,020                        | \$834.52               | 40                |                           | 40                         | \$391.72             | \$1,926.63                  | 0.34%      |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.39               | 3,411            | 3,411                        | \$708.09               | 40                |                           | 40                         | \$391.72             | \$1,800.21                  | 0.31%      |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                  | 8,799          | 8,799                        | \$1,400.63             | 6,966            | 6,966                        | \$1,446.08             | 80                | 110                       | 190                        | \$1,860.68           | \$4,707.39                  | 0.82%      |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                    | 4,950          | 4,950                        | \$787.94               | 2,352            | 2,352                        | \$488.25               | 45                | 110                       | 155                        | \$1,517.93           | \$2,794.12                  | 0.49%      |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                                 | 4,400          | 4,400                        | \$700.39               | 3,920            | 3,920                        | \$813.76               | 40                |                           | 40                         | \$391.72             | \$1,905.87                  | 0.33%      |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST        | 4,400          | 4,400                        | \$700.39               | 3,510            | 3,510                        | \$728.64               | 40                |                           | 40                         | \$391.72             | \$1,820.76                  | 0.32%      |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                       | 4,400          | 4,400                        | \$700.39               | 3,808            | 3,808                        | \$790.51               | 40                |                           | 40                         | \$391.72             | \$1,882.62                  | 0.33%      |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                      | 8,800          | 8,800                        | \$1,400.79             | 6,000            | 6,000                        | \$1,245.55             | 80                |                           | 80                         | \$783.45             | \$3,429.78                  | 0.60%      |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                                 | 9,365          | 9,365                        | \$1,490.73             | 6,536            | 6,536                        | \$1,356.82             | 85                | 110                       | 195                        | \$1,909.65           | \$4,757.19                  | 0.83%      |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7,362          | 7,362                        | \$1,171.89             | 7,370            | 7,370                        | \$1,529.95             | 67                | 110                       | 177                        | \$1,733.37           | \$4,435.21                  | 0.77%      |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 4,400          | 4,400                        | \$700.39               | 3,620            | 3,620                        | \$751.48               | 40                |                           | 40                         | \$391.72             | \$1,843.60                  | 0.32%      |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS                | 5,184          | 5,184                        | \$825.19               | 5,170            | 5,170                        | \$1,073.25             | 47                |                           | 47                         | \$460.27             | \$2,358.71                  | 0.41%      |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERP      | 4,269          | 4,269                        | \$679.54               | 3,520            | 3,520                        | \$730.72               | 40                |                           | 40                         | \$391.72             | \$1,801.99                  | 0.31%      |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST        | 11,021         | 11,021                       | \$1,754.33             | 7,865            | 7,865                        | \$1,632.70             | 100               | 110                       | 210                        | \$2,056.54           | \$5,443.58                  | 0.95%      |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                        | 5,800          | 5,800                        | \$923.25               | 4,014            | 4,014                        | \$833.27               | 44                | 131                       | 175                        | \$1,713.79           | \$3,470.31                  | 0.61%      |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLA     | 5,184          | 5,184                        | \$825.19               | 4,400            | 4,400                        | \$913.40               | 40                |                           | 40                         | \$391.72             | \$2,130.32                  | 0.37%      |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                                | 5,140          | 5,140                        | \$818.19               | 7,316            | 7,316                        | \$1,518.74             | 40                |                           | 40                         | \$391.72             | \$2,728.65                  | 0.48%      |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                         | 5,140          | 5,140                        | \$818.19               | 2,850            | 2,850                        | \$591.63               | 40                |                           | 40                         | \$391.72             | \$1,801.55                  | 0.31%      |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                    | 11,220         | 11,220                       | \$1,786.01             | 286              | 286                          | \$59.37                | 86                | 119                       | 205                        | \$2,007.58           | \$3,852.96                  | 0.67%      |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                                 | 4,966          | 4,966                        | \$790.49               | 6,400            | 6,400                        | \$1,328.58             | 40                |                           | 40                         | \$391.72             | \$2,510.80                  | 0.44%      |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                  | 6,040          | 6,040                        | \$961.45               | 2,622            | 2,622                        | \$544.30               | 46                | 122                       | 168                        | \$1,645.24           | \$3,150.99                  | 0.55%      |
| 114 | 5527-008-026 | 499 CANON LLC  | 5,937          | 5,937                        | \$945.06               | 6,954            | 6,954                        | \$1,443.59             | 130               | 44                        | 174                        | \$1,703.99           | \$4,092.64                  | 0.71%      |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR       | 10,097         | 10,097                       | \$1,607.25             | 8,937            | 7,067                        | \$1,467.05             | 0                 | 79                        | 79                         | \$773.65             | \$3,847.95                  | 0.67%      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST            | 4,879          | 4,879                        | \$776.64               | 1,610            | 1,610                        | \$334.22               | 40                |                           | 40                         | \$391.72             | \$1,502.59                  | 0.26%      |
| 117 | 5527-009-012 | FADLON ISACK   | 4,792          | 4,792                        | \$762.79               | 0                | 0                            | \$0.00                 | 40                |                           | 40                         | \$391.72             | \$1,154.52                  | 0.20%      |
| 118 | 5527-009-013 | FADLON ISACK   | 4,835          | 4,835                        | \$769.64               | 7,890            | 7,890                        | \$1,637.89             | 40                |                           | 40                         | \$391.72             | \$2,799.25                  | 0.49%      |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST                | 3,572          | 3,572                        | \$568.59               | 2,152            | 2,152                        | \$446.74               | 30                | 119                       | 149                        | \$1,459.17           | \$2,474.50                  | 0.43%      |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                   | 7,144          | 7,144                        | \$1,137.19             | 4,176            | 4,176                        | \$866.90               | 60                |                           | 60                         | \$587.58             | \$2,591.67                  | 0.45%      |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                        | 8,189          | 8,189                        | \$1,303.53             | 8,358            | 6,610                        | \$1,372.18             | 0                 | 91                        | 91                         | \$891.17             | \$3,566.88                  | 0.62%      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                   | 2,701          | 2,701                        | \$429.95               | 4,740            | 4,740                        | \$983.98               | 91                | 31                        | 122                        | \$1,194.75           | \$2,608.68                  | 0.46%      |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                          | 10,367         | 10,367                       | \$1,650.23             | 7,852            | 7,852                        | \$1,630.01             | 90                | 115                       | 205                        | \$2,007.58           | \$5,287.81                  | 0.92%      |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                     | 4,661          | 4,661                        | \$741.94               | 5,506            | 5,506                        | \$1,143.00             | 40                |                           | 40                         | \$391.72             | \$2,276.66                  | 0.40%      |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                        | 4,661          | 4,661                        | \$741.94               | 4,240            | 4,240                        | \$880.19               | 40                |                           | 40                         | \$391.72             | \$2,013.85                  | 0.35%      |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                   | 4,661          | 4,661                        | \$741.94               | 3,338            | 3,338                        | \$692.94               | 40                |                           | 40                         | \$391.72             | \$1,826.60                  | 0.32%      |
| 127 | 5527-010-013 | GOLBARI LLC  | 5,881          | 5,881                        | \$936.14               | 8,160            | 8,160                        | \$1,693.94             | 50                | 118                       | 168                        | \$1,645.24           | \$4,275.32                  | 0.75%      |
| 128 | 5527-011-005 | MELPAX HOLDINGS LLC  | 3,645          | 3,645                        | \$580.21               | 3,600            | 3,600                        | \$747.33               | 31                | 105                       | 136                        | \$1,331.86           | \$2,659.40                  | 0.46%      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                             | 8,102          | 8,102                        | \$1,289.68             | 1,000            | 1,000                        | \$207.59               | 68                | 102                       | 170                        | \$1,664.82           | \$3,162.09                  | 0.55%      |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                      | 8,610          | 8,610                        | \$1,370.54             | 1,000            | 1,000                        | \$207.59               | 80                |                           | 80                         | \$783.45             | \$2,361.58                  | 0.41%      |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 9,801          | 9,801                        | \$1,560.13             | 6,256            | 6,256                        | \$1,298.69             | 89                | 110                       | 199                        | \$1,948.82           | \$4,807.64                  | 0.84%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #                 | APN          | PROPERTY OWNER                                       |
|-------------------|--------------|--|
| 132               | 5527-022-002 | K G MELROSE PROPERTIES LLC                           |
| 133               | 5527-022-025 | K G MELROSE PROPERTIES LLC                           |
| 134               | 5527-022-026 | K G MELROSE PROPERTIES LLC                           |
| 135               | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                         |
| 136               | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES RO |
| 137               | 5527-023-025 | D A D E S INC  |
| 138               | 5527-023-026 | YOUNG ISRAEL OF L A                                  |
| 139               | 5527-023-029 | 7650 MELROSE LLC                                     |
| Zone 1 Sub Totals |              |  |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 2,222          | 2,222                        | \$353.70               |
| 3,311          | 3,311                        | \$527.05               |
| 3,311          | 3,311                        | \$527.05               |
| 9,801          | 9,801                        | \$1,560.13             |
| 4,400          | 4,400                        | \$700.39               |
| 4,400          | 4,400                        | \$700.39               |
| 9,583          | 9,583                        | \$1,525.43             |
| 9,500          | 9,500                        | \$1,512.22             |
| 839,403        | 839,403                      | \$133,616.65           |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 1,710            | 1,710                        | \$354.98               |
| 1,600            | 1,600                        | \$332.15               |
| 2,550            | 2,550                        | \$529.36               |
| 6,160            | 6,160                        | \$1,278.76             |
| 3,560            | 3,560                        | \$739.02               |
| 2,400            | 2,400                        | \$498.22               |
| 3,611            | 2,791                        | \$579.39               |
| 13,590           | 13,590                       | \$2,821.16             |
| 648,091          | 643,653                      | \$133,616.65           |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 20                |                           | 20                         | \$195.86             |
| 30                |                           | 30                         | \$293.79             |
| 30                |                           | 30                         | \$293.79             |
| 89                | 110                       | 199                        | \$1,948.82           |
| 40                |                           | 40                         | \$391.72             |
| 40                |                           | 40                         | \$391.72             |
| 87                | 110                       | 197                        | \$1,929.23           |
| 83                | 103                       | 186                        | \$1,821.51           |
| 7,501             | 6,143                     | 13,644                     | \$133,616.65         |

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
| \$904.54                    | 0.16%      |
| \$1,152.98                  | 0.20%      |
| \$1,350.20                  | 0.24%      |
| \$4,787.71                  | 0.84%      |
| \$1,831.14                  | 0.32%      |
| \$1,590.34                  | 0.28%      |
| \$4,034.05                  | 0.70%      |
| \$6,154.89                  | 1.07%      |
| \$400,849.96                | 69.98%     |

| Zone 2 Public Schools |              |  |
|-----------------------|--------------|--|
| 140                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY |
| 141                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS         |
| Zone 2 Sub Totals     |              |  |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 155,784        | 155,784                      | \$1,905.28             |
| 1,065,042      | 1,065,042                    | \$13,025.72            |
| 1,220,826      | 1,220,826                    | \$14,931.00            |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 25,209           | 25,209                       | \$1,471.89             |
| 230,513          | 230,513                      | \$13,459.11            |
| 255,722          | 255,722                      | \$14,931.00            |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 264               | 240                       | 504                        | \$2,905.49           |
| 816               | 1270                      | 2,086                      | \$12,025.51          |
| 1,080             | 1,510                     | 2,590                      | \$14,931.00          |

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
| \$6,282.66                  | 1.10%      |
| \$38,510.33                 | 6.72%      |
| \$44,793.00                 | 7.82%      |

| Zone 3 E/O La Brea to Highland |              |   |
|--------------------------------|--------------|---|
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC                           |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 145                            | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED   |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                     |
| 147                            | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                       |
| 148                            | 5524-014-023 | MADISON RENTALS WEST LLC                            |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST |
| 150                            | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIKJIAN SONIA           |
| 151                            | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST      |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                               |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                  |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST    |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                            |
| 156                            | 5524-017-001 | MELHAM LLC  |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                           |
| 158                            | 5524-017-019 | 6620 MELROSE LLC                                    |
| 159                            | 5524-017-020 | BOYD MELROSE LLC                                    |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                |
| 164                            | 5525-007-007 | 6911 MELROSE AVENUE LLC                             |
| 165                            | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC              |
| 166                            | 5525-007-009 | ROSENTHAL CLARA                                     |
| 167                            | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                  |
| 168                            | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                            |
| 169                            | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                         |
| 170                            | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                         |
| 171                            | 5525-008-008 | BROWN MICHAEL H                                     |
| 172                            | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                   |
| 173                            | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                            |
| 174                            | 5525-017-011 | MELROSE CROSSING LLC                                |
| 175                            | 5525-017-019 | MELROSE CROSSING LLC                                |
| 176                            | 5525-018-001 | MORRIS ANDREW                                       |
| 177                            | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                   |
| 178                            | 5525-018-003 | MARCUS KENNETH C                                    |
| 179                            | 5525-018-004 | AGENT 99 LLC  |
| 180                            | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES             |
| Zone 3 Sub Totals              |              |   |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 7,057          | 7,057                        | \$1,243.32             |
| 3,528          | 3,528                        | \$621.57               |
| 3,528          | 3,528                        | \$621.57               |
| 6,800          | 6,800                        | \$1,198.04             |
| 3,440          | 3,440                        | \$606.07               |
| 3,572          | 3,572                        | \$629.32               |
| 1,786          | 1,786                        | \$314.66               |
| 11,190         | 11,190                       | \$1,971.49             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 4,400          | 4,400                        | \$775.20               |
| 12,188         | 12,188                       | \$2,147.32             |
| 13,803         | 13,803                       | \$2,431.85             |
| 4,400          | 4,400                        | \$775.20               |
| 5,837          | 5,837                        | \$1,028.38             |
| 3,833          | 3,833                        | \$675.31               |
| 7,928          | 7,928                        | \$1,396.78             |
| 1,786          | 1,786                        | \$314.66               |
| 1,786          | 1,786                        | \$314.66               |
| 1,786          | 1,786                        | \$314.66               |
| 5,400          | 5,400                        | \$951.39               |
| 3,615          | 3,615                        | \$636.90               |
| 4,269          | 4,269                        | \$752.12               |
| 5,456          | 5,456                        | \$961.25               |
| 3,659          | 3,659                        | \$644.65               |
| 3,659          | 3,659                        | \$644.65               |
| 1,830          | 1,830                        | \$322.41               |
| 3,659          | 3,659                        | \$644.65               |
| 3,877          | 3,877                        | \$683.06               |
| 5,345          | 5,345                        | \$941.70               |
| 16,814         | 16,814                       | \$2,962.34             |
| 16,814         | 16,814                       | \$2,962.34             |
| 9,670          | 9,670                        | \$1,703.69             |
| 4,400          | 4,400                        | \$775.20               |
| 4,400          | 4,400                        | \$775.20               |
| 4,400          | 4,400                        | \$775.20               |
| 9,480          | 9,480                        | \$1,670.21             |
| 240,591        | 240,591                      | \$42,388.00            |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 3,046            | 3,046                        | \$728.44               |
| 3,194            | 3,194                        | \$763.83               |
| 1,820            | 1,820                        | \$435.24               |
| 2,880            | 2,880                        | \$688.74               |
| 3,400            | 3,400                        | \$813.09               |
| 2,800            | 2,800                        | \$669.61               |
| 2,560            | 2,560                        | \$612.21               |
| 6,000            | 6,000                        | \$1,434.87             |
| 3,116            | 3,116                        | \$745.18               |
| 6,980            | 6,980                        | \$1,669.23             |
| 8,240            | 8,240                        | \$1,970.56             |
| 3,373            | 3,373                        | \$806.64               |
| 6,560            | 6,560                        | \$1,568.79             |
| 14,751           | 11,194                       | \$2,676.99             |
| 13,981           | 13,981                       | \$3,343.49             |
| 4,120            | 4,120                        | \$985.28               |
| 3,180            | 3,180                        | \$760.48               |
| 3,517            | 3,517                        | \$841.07               |
| 1,965            | 1,965                        | \$469.92               |
| 868              | 868                          | \$207.58               |
| 800              | 800                          | \$191.32               |
| 2,214            | 2,214                        | \$529.47               |
| 3,600            | 3,600                        | \$860.92               |
| 2,764            | 2,764                        | \$661.00               |
| 2,490            | 2,490                        | \$595.47               |
| 4,778            | 4,778                        | \$1,142.64             |
| 2,400            | 2,400                        | \$573.95               |
| 4,736            | 4,736                        | \$1,132.59             |
| 1,800            | 1,800                        | \$430.46               |
| 3,200            | 3,200                        | \$765.26               |
| 2,349            | 2,349                        | \$561.75               |
| 1,810            | 1,810                        | \$432.85               |
| 23,039           | 23,039                       | \$5,509.66             |
| 200              | 200                          | \$47.83                |
| 6,160            | 6,160                        | \$1,473.13             |
| 5,784            | 5,784                        | \$1,383.22             |
| 5,114            | 5,114                        | \$1,222.99             |
| 6,080            | 6,080                        | \$1,454.00             |
| 6,773            | 5,136                        | \$1,228.25             |
| 182,442          | 177,248                      | \$42,388.00            |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 80                | 89                        | 169                        | \$1,719.95           |
| 40                |                           | 40                         | \$407.09             |
| 40                |                           | 40                         | \$407.09             |
| 76                | 81                        | 157                        | \$1,597.82           |
| 40                | 89                        | 129                        | \$1,312.86           |
| 40                |                           | 40                         | \$407.09             |
| 20                |                           | 20                         | \$203.54             |
| 129               | 81                        | 210                        | \$2,137.21           |
| 80                | 110                       | 190                        | \$1,933.67           |
| 80                |                           | 80                         | \$814.18             |
| 80                | 110                       | 190                        | \$1,933.67           |
| 80                | 110                       | 190                        | \$1,933.67           |
| 40                |                           | 40                         | \$407.09             |
| 111               | 103                       | 214                        | \$2,177.92           |
| 128               | 110                       | 238                        | \$2,422.17           |
| 40                |                           | 40                         | \$407.09             |
| 53                |                           | 53                         | \$539.39             |
| 35                | 110                       | 145                        | \$1,475.69           |
| 89                | 90                        | 179                        | \$1,821.72           |
| 20                |                           | 20                         | \$203.54             |
| 20                |                           | 20                         | \$203.54             |
| 20                |                           | 20                         | \$203.54             |
| 60                |                           | 60                         | \$610.63             |
| 40                |                           | 40                         | \$407.09             |
| 49                | 89                        | 138                        | \$1,404.45           |
| 60                |                           | 60                         | \$610.63             |
| 40                |                           | 40                         | \$407.09             |
| 20                |                           | 20                         | \$203.54             |
| 40                |                           | 40                         | \$407.09             |
| 43                | 90                        | 133                        | \$1,353.57           |
| 56                | 82                        | 138                        | \$1,404.45           |
| 153               | 110                       | 263                        | \$2,676.60           |
| 153               | 110                       | 263                        | \$2,676.60           |
| 89                | 110                       | 199                        | \$2,025.26           |
| 40                | 0                         | 40                         | \$407.09             |
| 40                | 0                         | 40                         | \$407.09             |
| 40                | 0                         | 40                         | \$407.09             |
| 84                | 103                       | 187                        | \$1,903.13           |
| 2,388             | 1,777                     | 4,165                      | \$42,388.00          |

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
| \$3,691.70                  | 0.64%      |
| \$1,792.49                  | 0.31%      |
| \$1,463.90                  | 0.26%      |
| \$3,484.60                  | 0.61%      |
| \$2,732.02                  | 0.48%      |
| \$1,706.02                  | 0.30%      |
| \$1,130.42                  | 0.20%      |
| \$5,543.57                  | 0.97%      |
| \$4,229.07                  | 0.74%      |
| \$4,033.64                  | 0.70%      |
| \$5,454.45                  | 0.95%      |
| \$4,290.54                  | 0.75%      |
| \$2,751.08                  | 0.48%      |
| \$7,002.23                  | 1.22%      |
| \$8,197.51                  | 1.43%      |
| \$2,167.57                  | 0.38%      |
| \$2,328.25                  | 0.41%      |
| \$2,992.07                  | 0.52%      |
| \$3,688.41                  | 0.64%      |
| \$725.78                    | 0.13%      |
| \$709.52                    | 0.12%      |
| \$1,047.67                  | 0.18%      |
| \$2,422.94                  | 0.42%      |
| \$1,704.99                  | 0.30%      |
| \$2,752.05                  | 0.48%      |
| \$2,714.52                  | 0.47%      |
| \$1,625.69                  | 0.28%      |
| \$2,184.33                  | 0.38%      |
| \$956.42                    | 0.17%      |
| \$1,817.00                  | 0.32%      |
| \$2,598.38                  | 0.45%      |
| \$2,779.00                  | 0.49%      |
| \$11,148.60                 | 1.95%      |
| \$5,686.77                  | 0.99%      |
| \$5,202.08                  | 0.91%      |
| \$2,565.51                  | 0.45%      |
| \$2,405.28                  | 0.42%      |
| \$2,636.29                  | 0.46%      |
| \$4,801.60                  | 0.84%      |
| \$127,163.99                | 22.20%     |

|                           |
|---------------------------|
| Melrose PBID Grand Totals |
|---------------------------|

|           |           |              |
|-----------|-----------|--------------|
| 2,300,820 | 2,300,820 | \$190,935.65 |
|-----------|-----------|--------------|

|           |           |              |
|-----------|-----------|--------------|
| 1,086,255 | 1,076,623 | \$190,935.65 |
|-----------|-----------|--------------|

|        |       |        |              |
|--------|-------|--------|--------------|
| 10,969 | 9,430 | 20,399 | \$190,935.65 |
|--------|-------|--------|--------------|

|              |      |
|--------------|------|
| \$572,806.94 | 100% |
|--------------|------|

100.00%

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| # | APN | PROPERTY OWNER |
|---|-----|----------------|
|---|-----|----------------|

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
|----------------|------------------------------|------------------------|

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
|------------------|------------------------------|------------------------|

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
|-------------------|---------------------------|----------------------------|----------------------|

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
|-----------------------------|------------|

| Zone 1 Budget<br>\$400,850   | Zone 2 Budget<br>\$44,793              | Zone 3 Budget<br>\$127,164 | Total Budget<br>\$72,807 |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
|--|--|----------------------------|--------------------------|--|----------------------|-------------------------|--|-----|--------------------------|--|--|--|--------------------------------|--------------|----------|--|--------------------------------|-------------|----------|--|--------------------------------|-------------|----------|-----|----------------------------------|--|--|--|--|--------------|----------|--|--|-------------|----------|--|--|-------------|----------|-----|-------------------------------|--|--|--|---------------------------------------|--------------|----------|--|---------------------------------------|-------------|----------|--|---------------------------------------|-------------|-----------|
| <table> <tr> <td></td><td align="center"><u>Budget Amount</u></td><td align="center"><u>Assessment Rates</u></td><td></td></tr> <tr> <td>33%</td><td><u>Lot Area Factor =</u></td><td></td><td></td></tr> <tr> <td></td><td><u>Zone 1</u> Lot Area SF Rate</td><td>\$133,616.65</td><td>\$0.1592</td></tr> <tr> <td></td><td><u>Zone 2</u> Lot Area SF Rate</td><td>\$14,931.00</td><td>\$0.0122</td></tr> <tr> <td></td><td><u>Zone 3</u> Lot Area SF Rate</td><td>\$42,388.00</td><td>\$0.1762</td></tr> <tr> <td>33%</td><td><u>Improvement Area Factor =</u></td><td></td><td></td></tr> <tr> <td></td><td><u>Zone 1</u> Improvement Area SF Rate</td><td>\$133,616.65</td><td>\$0.2076</td></tr> <tr> <td></td><td><u>Zone 2</u> Improvement Area SF Rate</td><td>\$14,931.00</td><td>\$0.0584</td></tr> <tr> <td></td><td><u>Zone 3</u> Improvement Area SF Rate</td><td>\$42,388.00</td><td>\$0.2391</td></tr> <tr> <td>33%</td><td><u>Street Frontage Factor</u></td><td></td><td></td></tr> <tr> <td></td><td><u>Zone 1</u> Street Frontage SF Rate</td><td>\$133,616.65</td><td>\$9.7931</td></tr> <tr> <td></td><td><u>Zone 2</u> Street Frontage SF Rate</td><td>\$14,931.00</td><td>\$5.7649</td></tr> <tr> <td></td><td><u>Zone 3</u> Street Frontage SF Rate</td><td>\$42,388.00</td><td>\$10.1772</td></tr> </table> |  |                            |                          |  | <u>Budget Amount</u> | <u>Assessment Rates</u> |  | 33% | <u>Lot Area Factor =</u> |  |  |  | <u>Zone 1</u> Lot Area SF Rate | \$133,616.65 | \$0.1592 |  | <u>Zone 2</u> Lot Area SF Rate | \$14,931.00 | \$0.0122 |  | <u>Zone 3</u> Lot Area SF Rate | \$42,388.00 | \$0.1762 | 33% | <u>Improvement Area Factor =</u> |  |  |  | <u>Zone 1</u> Improvement Area SF Rate | \$133,616.65 | \$0.2076 |  | <u>Zone 2</u> Improvement Area SF Rate | \$14,931.00 | \$0.0584 |  | <u>Zone 3</u> Improvement Area SF Rate | \$42,388.00 | \$0.2391 | 33% | <u>Street Frontage Factor</u> |  |  |  | <u>Zone 1</u> Street Frontage SF Rate | \$133,616.65 | \$9.7931 |  | <u>Zone 2</u> Street Frontage SF Rate | \$14,931.00 | \$5.7649 |  | <u>Zone 3</u> Street Frontage SF Rate | \$42,388.00 | \$10.1772 |
|  | <u>Budget Amount</u>                   | <u>Assessment Rates</u>    |                          |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
| 33%  | <u>Lot Area Factor =</u>               |                            |                          |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
|  | <u>Zone 1</u> Lot Area SF Rate         | \$133,616.65               | \$0.1592                 |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
|  | <u>Zone 2</u> Lot Area SF Rate         | \$14,931.00                | \$0.0122                 |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
|  | <u>Zone 3</u> Lot Area SF Rate         | \$42,388.00                | \$0.1762                 |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
| 33%  | <u>Improvement Area Factor =</u>       |                            |                          |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
|  | <u>Zone 1</u> Improvement Area SF Rate | \$133,616.65               | \$0.2076                 |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
|  | <u>Zone 2</u> Improvement Area SF Rate | \$14,931.00                | \$0.0584                 |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
|  | <u>Zone 3</u> Improvement Area SF Rate | \$42,388.00                | \$0.2391                 |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
| 33%  | <u>Street Frontage Factor</u>          |                            |                          |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
|  | <u>Zone 1</u> Street Frontage SF Rate  | \$133,616.65               | \$9.7931                 |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
|  | <u>Zone 2</u> Street Frontage SF Rate  | \$14,931.00                | \$5.7649                 |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |
|  | <u>Zone 3</u> Street Frontage SF Rate  | \$42,388.00                | \$10.1772                |  |                      |                         |  |     |                          |  |  |  |                                |              |          |  |                                |             |          |  |                                |             |          |     |                                  |  |  |  |  |              |          |  |  |             |          |  |  |             |          |     |                               |  |  |  |                                       |              |          |  |                                       |             |          |  |                                       |             |           |

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #                                | APN          | PROPERTY OWNER   | SITE ADDRESS            |
|----------------------------------|--------------|--|-------------------------|
| <b>Zone 1 Fairfax to La Brea</b> |              |  |                         |
| 1                                | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                  | 7119 MELROSE AVE        |
| 2                                | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                    | 7101 MELROSE AVE        |
| 3                                | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                | 7201 MELROSE AVE        |
| 4                                | 5525-011-013 | HAGER DAVID AND JUDITH                                     | 7207 MELROSE AVE        |
| 5                                | 5525-011-015 | STERN MIKE AND DENISE                                      | 7217 MELROSE AVE        |
| 6                                | 5525-011-016 | STERN MIKE AND DENISE                                      | 7219 MELROSE AVE        |
| 7                                | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST              | 7225 MELROSE AVE        |
| 8                                | 5525-011-034 | KREGLER ETELKA M TRUST ETELKA M KREGLER TRUST              | 7229 MELROSE AVE        |
| 9                                | 5525-011-035 | 7213 MELROSE LLC   | 7213 MELROSE AVE        |
| 10                               | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                               | 7253 MELROSE AVE        |
| 11                               | 5525-012-011 | KERMANI BENJAMIN   | 7257 MELROSE AVE        |
| 12                               | 5525-012-012 | 7261 MELROSE AVENUE LLC                                    | 7261 MELROSE AVE        |
| 13                               | 5525-012-013 | 7265 MELROSE AVENUE LLC                                    | 7265 MELROSE AVE        |
| 14                               | 5525-012-014 | WERKOW STEVEN A ET AL                                      | 7269 MELROSE AVE        |
| 15                               | 5525-012-029 | BEHNU LP   | 7275 MELROSE AVE        |
| 16                               | 5525-013-002 | 1040 N WESTERN LLC   | 7260 MELROSE AVE        |
| 17                               | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                 | 7266 MELROSE AVE        |
| 18                               | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                 | 7268 MELROSE AVE        |
| 19                               | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                   | 7274 MELROSE AVE        |
| 20                               | 5525-013-027 | GROUNDINGS CORPORATION                                     | 7280 MELROSE AVE        |
| 21                               | 5525-013-028 | SIP 4500 LLC   | 7250 MELROSE AVE        |
| 22                               | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                        | 7206 MELROSE AVE        |
| 23                               | 5525-014-003 | N AND H PARTNERS LLC                                       | 7210 MELROSE AVE        |
| 24                               | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                       | 7214 MELROSE AVE        |
| 25                               | 5525-014-005 | SANDO PLACE LLC  | 7220 MELROSE AVE        |
| 26                               | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                  | 7224 MELROSE AVE        |
| 27                               | 5525-014-027 | 7200 MELROSE LLC   | 7200 MELROSE AVE        |
| 28                               | 5525-015-001 | 7150 MELROSE LLC   | 7150 MELROSE AVE        |
| 29                               | 5525-015-002 | FADLON ASHER AND CARMELA                                   | 7160 MELROSE AVE        |
| 30                               | 5525-015-003 | 7 MELROSE LLC  | 7164 MELROSE AVE        |
| 31                               | 5525-015-004 | ONE WAY REAL ESTATE LLC                                    | 7172 MELROSE AVE        |
| 32                               | 5525-015-024 | 7174 MELROSE AVENUE LLC                                    | 7174 MELROSE AVE        |
| 33                               | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7100 MELROSE AVE        |
| 34                               | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7110 MELROSE AVE        |
| 35                               | 5525-016-009 | JORDAN EDD M   | 7112 MELROSE AVE        |
| 36                               | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS               | 7120 MELROSE AVE        |
| 37                               | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                           | 7325 MELROSE AVE        |
| 38                               | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                 | 705 N POINSETTIA PL     |
| 39                               | 5526-008-026 | GROUNDINGS   | 7307 MELROSE AVE        |
| 40                               | 5526-008-028 | MELROSE ASPIRATIONS LLC                                    | 7311 MELROSE AVE        |
| 41                               | 5526-009-002 | 7361 MELROSE AVENUE LLC                                    | 7361 MELROSE AVE        |
| 42                               | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7365 MELROSE AVE        |
| 43                               | 5526-009-025 | COLABELLA PROPERTIES                                       | 7369 MELROSE AVE        |
| 44                               | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                  | 7373 MELROSE AVE        |
| 45                               | 5526-009-027 | WINETT KENNETH R TRUST                                     | 7377 MELROSE AVE        |
| 46                               | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST              | 7351 MELROSE AVE        |
| 47                               | 5526-010-001 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7401 MELROSE AVE        |
| 48                               | 5526-010-002 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7409 MELROSE AVE        |
| 49                               | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7415 MELROSE AVE        |
| 50                               | 5526-010-025 | BRS LLC  | 7419 MELROSE AVE        |
| 51                               | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                        | 7427 MELROSE AVE        |
| 52                               | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                             | 7435 MELROSE AVE        |
| 53                               | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                 | 7467 MELROSE AVE        |
| 54                               | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                 | 7471 MELROSE AVE        |
| 55                               | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST         | 7461 MELROSE AVE        |
| 56                               | 5526-011-024 | 7449 MELROSE LLC   | 7451 MELROSE AVE        |
| 57                               | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                      | 7453 MELROSE AVE        |
| 58                               | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 7509 MELROSE AVE        |
| 59                               | 5526-012-025 | JOLIE MELROSE LLC  | 7515 MELROSE AVE        |
| 60                               | 5526-012-026 | HERSON PROPERTIES LLC                                      | 7519 MELROSE AVE        |
| 61                               | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 7525 MELROSE AVE        |
| 62                               | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 709 N GARDNER ST        |
| 63                               | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 7501 MELROSE AVE        |
| 64                               | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 705 N SIERRA BONITA AVE |
| 65                               | 5526-013-002 | BLITZ RICHARD COMPANY TRUST BLITZ FAMILY TRUST             | 7555 MELROSE AVE        |
| 66                               | 5526-013-003 | 7561 MELROSE LLC   | 7561 MELROSE AVE        |

**MELROSE PBID DISTRICT PARCEL LIST FOR 2019**

| #   | APN          | PROPERTY OWNER   | SITE ADDRESS           |
|-----|--------------|--|------------------------|
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                     | 7565 MELROSE AVE       |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC           | 7569 MELROSE AVE       |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                             | 7575 MELROSE AVE       |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN      | 7601 MELROSE AVE       |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                             | 7615 MELROSE AVE       |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND        | 7619 MELROSE AVE       |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                | 7625 MELROSE AVE       |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                             | 7609 MELROSE AVE       |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                       | 7610 MELROSE AVE       |
| 76  | 5526-015-025 | MELROSE RENTALS LLC                                      | 7614 MELROSE AVE       |
| 77  | 5526-015-026 | MONTE NAPOLEONE INC                                      | 7618 MELROSE AVE       |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                               | 7624 MELROSE AVE       |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR   | 7600 MELROSE AVE       |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST    | 7550 MELROSE AVE       |
| 81  | 5526-016-002 | SIDON INC  | 7560 MELROSE AVE       |
| 82  | 5526-016-025 | FISCH PROPERTIES LP                                      | 7564 MELROSE AVE       |
| 83  | 5526-016-028 | FISCH PROPERTIES LP                                      | 7580 MELROSE AVE       |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                   | 7518 MELROSE AVE       |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                | 7500 MELROSE AVE       |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 7458 MELROSE AVE       |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7460 MELROSE AVE       |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7470 MELROSE AVE       |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                    | 7474 MELROSE AVE       |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                       | 7454 MELROSE AVE       |
| 91  | 5526-019-001 | JANCSO JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCSO TR | 7400 MELROSE AVE       |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                              | 7410 MELROSE AVE       |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                              | 7414 MELROSE AVE       |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                              | 7420 MELROSE AVE       |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                | 7428 MELROSE AVE       |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                  | 7350 MELROSE AVE       |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                               | 7356 MELROSE AVE       |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST      | 7360 MELROSE AVE       |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                     | 7364 MELROSE AVE       |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                    | 7368 MELROSE AVE       |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                               | 7376 MELROSE AVE       |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7300 MELROSE AVE       |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 7308 MELROSE AVE       |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS              | 7316 MELROSE AVE       |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERPR   | 7318 MELROSE AVE       |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST      | 7320 MELROSE AVE       |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                      | 7653 MELROSE AVE       |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLAK  | 7657 MELROSE AVE       |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                              | 7661 MELROSE AVE       |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                       | 7665 MELROSE AVE       |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                  | 7673 MELROSE AVE       |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                               | 7711 MELROSE AVE       |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                | 7701 MELROSE AVE       |
| 114 | 5527-008-026 | 499 CANON LLC  | 7721 MELROSE AVE       |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR     | 710 N GENESEE AVE      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST          | 7703 MELROSE AVE       |
| 117 | 5527-009-012 | FADLON ISACK   | 7765 MELROSE AVE       |
| 118 | 5527-009-013 | FADLON ISACK   | 7761 MELROSE AVE       |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST              | 7777 MELROSE AVE       |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                 | 7769 MELROSE AVE       |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                      | 707 N GENESEE AVE      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                 | 7751 MELROSE AVE       |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                        | 706 N ORANGE GROVE AVE |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                   | 7815 MELROSE AVE       |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                      | 7811 MELROSE AVE       |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                 | 7809 MELROSE AVE       |
| 127 | 5527-010-013 | GOLBARI LLC  | 7801 MELROSE AVE       |
| 128 | 5527-011-005 | MELFAX HOLDINGS LLC                                      | 700 N FAIRFAX AVE      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                           | 7851 MELROSE AVE       |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                    | 7859 MELROSE AVE       |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 7700 MELROSE AVE       |
| 132 | 5527-022-002 | K G MELROSE PROPERTIES LLC                               | 7708 MELROSE AVE       |
| 133 | 5527-022-025 | K G MELROSE PROPERTIES LLC                               | 7710 MELROSE AVE       |
| 134 | 5527-022-026 | K G MELROSE PROPERTIES LLC                               | 7714 MELROSE AVE       |
| 135 | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                             | 7720 MELROSE AVE       |

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #                 | APN          | PROPERTY OWNER   | SITE ADDRESS        |
|-------------------|--------------|--|---------------------|
| 136               | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES ROSE | 7660 MELROSE AVE    |
| 137               | 5527-023-025 | D A D E S INC  | 7662 MELROSE AVE    |
| 138               | 5527-023-026 | YOUNG ISRAEL OF L A                                    | 660 N SPAULDING AVE |
| 139               | 5527-023-029 | 7650 MELROSE LLC                                       | 7650 MELROSE AVE    |
| Zone 1 Sub Totals |              |  |                     |

| Zone 2 Public Schools |              |  |                  |
|-----------------------|--------------|--|------------------|
| 140                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY | 731 N DETROIT ST |
| 141                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS         | 7850 MELROSE AVE |
| Zone 2 Sub Totals     |              |  |                  |

| Zone 3 E/O La Brea to Highland |              |  |                    |
|--------------------------------|--------------|--|--------------------|
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC                            | 6721 MELROSE AVE   |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST             | 6715 MELROSE AVE   |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST             | 6711 MELROSE AVE   |
| 145                            | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED ES | 6703 MELROSE AVE   |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                      | 6825 MELROSE AVE   |
| 147                            | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                        | 6819 MELROSE AVE   |
| 148                            | 5524-014-023 | MADISON RENTALS WEST LLC                             | 6817 MELROSE AVE   |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST  | 6801 MELROSE AVE   |
| 150                            | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIAKJIAN SONIA           | 6800 MELROSE AVE   |
| 151                            | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST       | 6808 MELROSE AVE   |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                                | 6824 MELROSE AVE   |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                   | 6700 MELROSE AVE   |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST     | 6708 MELROSE AVE   |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                             | 6720 MELROSE AVE   |
| 156                            | 5524-017-001 | MELHAM LLC   | 641 N HIGHLAND AVE |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                            | 6614 MELROSE AVE   |
| 158                            | 5524-017-019 | 6620 MELROSE LLC                                     | 6620 MELROSE AVE   |
| 159                            | 5524-017-020 | BOYD MELROSE LLC                                     | 6624 MELROSE AVE   |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                 | 6935 MELROSE AVE   |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                 | 6919 MELROSE AVE   |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                 | 6917 MELROSE AVE   |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                 | 6915 MELROSE AVE   |
| 164                            | 5525-007-007 | 6911 MELROSE AVENUE LLC                              | 6911 MELROSE AVE   |
| 165                            | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC               | 6907 MELROSE AVE   |
| 166                            | 5525-007-009 | ROSENTHAL CLARA                                      | 6901 MELROSE AVE   |
| 167                            | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                   | 7021 MELROSE AVE   |
| 168                            | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                             | 7019 MELROSE AVE   |
| 169                            | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                          | 7013 MELROSE AVE   |
| 170                            | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                          | 7011 MELROSE AVE   |
| 171                            | 5525-008-008 | BROWN MICHAEL H                                      | 7007 MELROSE AVE   |
| 172                            | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                    | 7001 MELROSE AVE   |
| 173                            | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                             | 700 N LA BREA AVE  |
| 174                            | 5525-017-011 | MELROSE CROSSING LLC                                 | 7024 MELROSE AVE   |
| 175                            | 5525-017-019 | MELROSE CROSSING LLC                                 | 7000 MELROSE AVE   |
| 176                            | 5525-018-001 | MORRIS ANDREW  | 6900 MELROSE AVE   |
| 177                            | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                    | 6910 MELROSE AVE   |
| 178                            | 5525-018-003 | MARCUS KENNETH C                                     | 6914 MELROSE AVE   |
| 179                            | 5525-018-004 | AGENT 99 LLC   | 6918 MELROSE AVE   |
| 180                            | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES              | 6926 MELROSE AVE   |
| Zone 3 Sub Totals              |              |  |                    |

| Melrose PBID Grand Totals |  |  |  |
|---------------------------|--|--|--|
|---------------------------|--|--|--|



Rita Moreno <rita.moreno@lacity.org>

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## How's It Going?

4 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Fri, Jan 5, 2018 at 11:00 AM

Need any help from me?

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Fri, Jan 5, 2018 at 2:08 PM

Hi Don,

I'm about to meet with Shannon and will call you right after. I would like to go through with you over the phone. There are a few material changes, but nothing that can't be resolved quickly. I am also waiting to hear back from Mario about the numbers. Has he communicated with you?

Rita

On Fri, Jan 5, 2018 at 11:00 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
| Need any help from me?

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Fri, Jan 5, 2018 at 4:00 PM

I'll be here for your call. Mario has not called me. [REDACTED]

[Quoted text hidden]

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Fri, Jan 5, 2018 at 5:36 PM

Don,

A few items with the Service Plan Budget document. A couple are off by \$1 and some of the numbers are not rounded to nearest \$1 (unless I inadvertently did something on my end). In any case, I've attached my comments below.

Thanks and have a great weekend.

Rita

[Quoted text hidden]



**2MDP Service Plan Budget 171125R 3Z rev RM.pdf**

25K

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #1              |                      |                      |                         |           | Year #2              |                      |                      |                         |           |
|--|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|  | 2019                 |                      |                      |                         |           | 2020                 |                      |                      |                         |           |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services            | \$102,592            | \$14,771             | \$32,661             | \$9,576                 | \$159,600 | \$107,721            | \$15,510             | \$34,294             | \$10,055                | \$167,580 |
| B. Landscaping, Sanitation, & Beautification | \$92,564             | \$13,328             | \$29,468             | \$8,640                 | \$144,000 | \$97,192             | \$13,994             | \$30,942             | \$9,072                 | \$151,201 |
| C. Marketing & Promotions                    | \$87,272             | \$0                  | \$27,784             | \$7,344                 | \$122,400 | \$91,636             | \$0                  | \$29,173             | \$7,711                 | \$128,520 |
| D. Public Plaza or Farmers' Market           | \$1,410              | \$0                  | \$0                  | \$90                    | \$1,500   | \$1,481              | \$0                  | \$0                  | \$95                    | \$1,575   |
| E. New Business Attraction                   | \$1,070              | \$0                  | \$340                | \$90                    | \$1,500   | \$1,123              | \$0                  | \$358                | \$95                    | \$1,575   |
| F. Policy Dev, Management & Administration   | \$80,994             | \$11,662             | \$25,785             | \$7,560                 | \$126,000 | \$85,043             | \$12,245             | \$27,074             | \$7,938                 | \$132,300 |
| G. Office, Insurance, Accounting, & Other    | \$34,949             | \$5,032              | \$11,126             | \$3,262                 | \$54,369  | \$36,696             | \$5,284              | \$11,683             | \$3,425                 | \$57,088  |
| <b>TOTAL BUDGET BY ZONE</b>                  | \$400,850            | \$44,793             | \$127,164            | \$36,562                | \$609,369 | \$420,893            | \$47,033             | \$133,523            | \$38,390                | \$639,838 |
|  |                      |                      | \$127,165            |                         |           |                      |                      |                      |                         |           |
| Sub Total                                    | \$572,807            |                      |                      |                         |           | \$601,448            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$609,369            |                      |                      |                         |           | \$639,838            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #3              |                      |                      |                            |                  | Year #4              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|----------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2021                 |                      |                      |                            |                  | 2022                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup>    | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                            |                  |                      |                      |                      |                         |                  |
|  |                      |                      |                      | (round to nearest dollar?) |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$113,107            | \$16,285             | \$36,009             | \$10,557.51                | \$175,959        | \$118,763            | \$17,099             | \$37,809             | \$11,085                | \$184,756        |
| B. Landscaping, Sanitation, & Beautification | \$102,052            | \$14,694             | \$32,489             | \$9,525.63                 | \$158,761        | \$107,154            | \$15,429             | \$34,113             | \$10,002                | \$166,699        |
| C. Marketing & Promotions                    | \$96,218             | \$0                  | \$30,632             | \$8,096.76                 | \$134,946        | \$101,029            | \$0                  | \$32,163             | \$8,502                 | \$141,693        |
| D. Public Plaza or Farmers' Market           | \$1,555              | \$0                  | \$0                  | \$99.23                    | \$1,654          | \$1,632              | \$0                  | \$0                  | \$104                   | \$1,736          |
| E. New Business Attraction                   | \$1,179              | \$0                  | \$375                | \$99.23                    | \$1,654          | \$1,238              | \$0                  | \$394                | \$104                   | \$1,736          |
| F. Policy Dev, Management & Administration   | \$89,295             | \$12,857             | \$28,428             | \$8,335                    | \$138,915        | \$93,760             | \$13,500             | \$29,849             | \$8,752                 | \$145,861        |
| G. Office, Insurance, Accounting, & Other    | \$38,531             | \$5,548              | \$12,267             | \$3,597                    | \$59,942         | \$40,458             | \$5,825              | \$12,880             | \$3,776                 | \$62,939         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$441,937</b>     | <b>\$49,384</b>      | <b>\$140,199</b>     | <b>\$40,310</b>            | <b>\$671,830</b> | <b>\$464,034</b>     | <b>\$51,853</b>      | <b>\$147,209</b>     | <b>\$42,325</b>         | <b>\$705,422</b> |
| Sub Total                                    | \$631,520            |                      |                      |                            |                  | \$663,096            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$671,830            |                      |                      |                            |                  | \$705,422            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #5              |                      |                      |                         |                  | Year #6              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2023                 |                      |                      |                         |                  | 2024                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$124,701            | \$17,954             | \$39,699             | \$11,640                | \$193,994        | \$130,936            | \$18,852             | \$41,684             | \$12,222                | \$203,694        |
| B. Landscaping, Sanitation, & Beautification | \$112,512            | \$16,200             | \$35,819             | \$10,502                | \$175,033        | \$118,138            | \$17,010             | \$37,610             | \$11,027                | \$183,785        |
| C. Marketing & Promotions                    | \$106,080            | \$0                  | \$33,771             | \$8,927                 | \$148,778        | \$111,384            | \$0                  | \$35,460             | \$9,373                 | \$156,217        |
| D. Public Plaza or Farmers' Market           | \$1,714              | \$0                  | \$0                  | \$109                   | \$1,823          | \$1,800              | \$0                  | \$0                  | \$115                   | \$1,914          |
| E. New Business Attraction                   | \$1,300              | \$0                  | \$414                | \$109                   | \$1,823          | \$1,365              | \$0                  | \$435                | \$115                   | \$1,914          |
| F. Policy Dev, Management & Administration   | \$98,448             | \$14,175             | \$31,342             | \$9,189                 | \$153,154        | \$103,371            | \$14,884             | \$32,909             | \$9,649                 | \$160,812        |
| G. Office, Insurance, Accounting, & Other    | \$42,481             | \$6,116              | \$13,524             | \$3,965                 | \$66,086         | \$44,605             | \$6,422              | \$14,200             | \$4,163                 | \$69,391         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$487,236</b>     | <b>\$54,446</b>      | <b>\$154,569</b>     | <b>\$44,442</b>         | <b>\$740,693</b> | <b>\$511,598</b>     | <b>\$57,168</b>      | <b>\$162,298</b>     | <b>\$46,664</b>         | <b>\$777,727</b> |
| Sub Total                                    | \$696,251            |                      |                      |                         |                  | \$731,064            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | <b>\$740,693</b>     |                      |                      |                         |                  | <b>\$777,727</b>     |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #7              |                      |                      |                         |                  | Year #8              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2025                 |                      |                      |                         |                  | 2026                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$137,483            | \$19,795             | \$43,769             | \$12,833                | \$213,879        | \$144,357            | \$20,784             | \$45,957             | \$13,474                | \$224,573        |
| B. Landscaping, Sanitation, & Beautification | \$124,045            | \$17,861             | \$39,490             | \$11,578                | \$192,974        | \$130,247            | \$18,754             | \$41,465             | \$12,157                | \$202,623        |
| C. Marketing & Promotions                    | \$116,953            | \$0                  | \$37,233             | \$9,842                 | \$164,028        | \$122,801            | \$0                  | \$39,094             | \$10,334                | \$172,229        |
| D. Public Plaza or Farmers' Market           | \$1,890              | \$0                  | \$0                  | \$121                   | \$2,010          | \$1,984              | \$0                  | \$0                  | \$127                   | \$2,111          |
| E. New Business Attraction                   | \$1,433              | \$0                  | \$456                | \$121                   | \$2,010          | \$1,505              | \$0                  | \$479                | \$127                   | \$2,111          |
| F. Policy Dev, Management & Administration   | \$108,539            | \$15,628             | \$34,554             | \$10,131                | \$168,853        | \$113,966            | \$16,410             | \$36,282             | \$10,638                | \$177,295        |
| G. Office, Insurance, Accounting, & Other    | \$46,835             | \$6,743              | \$14,910             | \$4,372                 | \$72,860         | \$49,177             | \$7,080              | \$15,656             | \$4,590                 | \$76,503         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$537,178</b>     | <b>\$60,027</b>      | <b>\$170,413</b>     | <b>\$48,997</b>         | <b>\$816,614</b> | <b>\$564,036</b>     | <b>\$63,028</b>      | <b>\$178,933</b>     | <b>\$51,447</b>         | <b>\$857,445</b> |
| Sub Total                                    | \$767,617            |                      |                      |                         |                  | \$805,998            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | <b>\$816,614</b>     |                      |                      |                         |                  | <b>\$857,445</b>     |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #9              |                      |                      |                         |                  | Year #10             |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2027                 |                      |                      |                         |                  | 2028                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$151,575            | \$21,823             | \$48,255             | \$14,148                | \$235,801        | \$159,154            | \$22,915             | \$50,668             | \$14,855                | \$247,591        |
| B. Landscaping, Sanitation, & Beautification | \$136,759            | \$19,692             | \$43,538             | \$12,765                | \$212,754        | \$143,597            | \$20,676             | \$45,715             | \$13,404                | \$223,392        |
| C. Marketing & Promotions                    | \$128,941            | \$0                  | \$41,049             | \$10,850                | \$180,841        | \$135,388            | \$0                  | \$43,102             | \$11,393                | \$189,883        |
| D. Public Plaza or Farmers' Market           | \$2,083              | \$0                  | \$0                  | \$133                   | \$2,216          | \$2,187              | \$0                  | \$0                  | \$140                   | \$2,327          |
| E. New Business Attraction                   | \$1,580              | \$0                  | \$503                | \$133                   | \$2,216          | \$1,659              | \$0                  | \$528                | \$140                   | \$2,327          |
| F. Policy Dev, Management & Administration   | \$119,664            | \$17,230             | \$38,096             | \$11,170                | \$186,160        | \$125,648            | \$18,092             | \$40,001             | \$11,728                | \$195,468        |
| G. Office, Insurance, Accounting, & Other    | \$51,636             | \$7,434              | \$16,438             | \$4,820                 | \$80,328         | \$54,217             | \$7,806              | \$17,260             | \$5,061                 | \$84,345         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$592,238</b>     | <b>\$66,180</b>      | <b>\$187,880</b>     | <b>\$54,019</b>         | <b>\$900,317</b> | <b>\$621,850</b>     | <b>\$69,489</b>      | <b>\$197,274</b>     | <b>\$56,720</b>         | <b>\$945,333</b> |
| Sub Total                                    | \$846,298            |                      |                      |                         |                  | \$888,613            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$900,317            |                      |                      |                         |                  | \$945,333            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

10 Years

| Item   | Totals      |            |             |                         |             |             |
|--|-------------|------------|-------------|-------------------------|-------------|-------------|
|  | Zone 1      | Zone 2     | Zone 3      | Non Ass'mt <sup>1</sup> | Totals      |             |
|  | SP Ass'mts  | SP Ass'mts | SP Ass'mts  |                         |             |             |
| ANNUAL BUDGET COSTS                          |             |            |             |                         |             |             |
| A. Ambassador / Security Services            | \$1,290,389 | \$185,788  | \$410,804   | \$120,446               | \$2,007,427 | \$1,811,223 |
| B. Landscaping, Sanitation, & Beautification | \$1,164,261 | \$167,638  | \$370,650   | \$108,673               | \$1,811,222 |             |
| C. Marketing & Promotions                    | \$1,097,701 | \$0        | \$349,461   | \$92,372                | \$1,539,534 |             |
| D. Public Plaza or Farmers' Market           | \$17,735    | \$0        | \$0         | \$1,132                 | \$18,867    |             |
| E. New Business Attraction                   | \$13,452    | \$0        | \$4,283     | \$1,132                 | \$18,867    |             |
| F. Policy Dev, Management & Administration   | \$1,018,728 | \$146,683  | \$324,319   | \$95,089                | \$1,584,819 |             |
| G. Office, Insurance, Accounting, & Other    | \$439,585   | \$63,291   | \$139,944   | \$41,031                | \$683,851   |             |
| TOTAL BUDGET BY ZONE                         |             |            |             |                         |             | \$7,664,588 |
| Sub Total                                    | \$7,204,713 |            |             |                         |             |             |
| GRAND TOTAL PBID BUDGET                      |             |            | \$7,664,588 |                         |             |             |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

End.



Rita Moreno <rita.moreno@lacity.org>

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## Melrose BID Board Meeting Notice

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Wed, Jan 10, 2018 at 1:37 PM

Please see the attached Agenda. As always, let me know as we may assist in any way. Thank you.



**MBIA BD MTNG AGENDA 180112.pdf**  
124K

# **MELROSE BUSINESS IMPROVEMENT ASSOCIATION BOARD OF DIRECTORS MEETING**

## **REGULAR MEETING AGENDA**

**Friday, January 12, 2018**  
**Meeting Location: Hope Lutheran Church**  
**6720 Melrose Avenue**  
**Los Angeles, CA 90038**

*(Note: In compliance with the Americans with Disabilities Act and its implementing regulations, the MBIA / Melrose BID will provide reasonable accommodations upon request, which must be received 72 hours in advance of the desired meeting date. To request such an accommodation, please contact the Melrose BID Executive Director at 323-525-0840 or at [Duckworth.Donald@gmail.com](mailto:Duckworth.Donald@gmail.com).)*

1. CALL TO ORDER – Denis Weintraub, President 10:00 AM
2. PUBLIC COMMENTS

This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.

3. APPROVAL OF MINUTES – September 8, 2017; September 19, 2017; & October 10, 2017
4. FINANCIAL REPORT – Thru November 30, 2017

### **5. BUSINESS ITEMS**

- A. Streetscape Improvements Activities Report - Discussion & Actions
  - Report from Gilbert Perez, Clean Streets Supervisor
- B. Security / Ambassador Activities Report - Discussion & Actions
  - Report from the field – Riley Sherwood, Melrose BID Security Ambassador
  - Review of Activities Log
- C. Discussion re Final Draft BID Renewal Docs
  - Petition Drive Campaign Host Assignments
- D. Discussion re Possible Wasteland Request for Universal Valet Parking Agreement

E. Report from Marketing & Promotions Director

- Melrose Demographics Report
- Marijuana No Smoking Signage – Stakeholders Request
- Accomplishments #3 Brochure
- Newsletter Pending
- Merchant Mixer – January 25 @ 6:30 PM
- Tourist Map Re-Design
- Farmers’ Market Sponsorship Solicitation
- Umbrella Co. Street Art Project
- Social Media Role for Renewal Campaign

6. REPORT FROM EXECUTIVE DIRECTOR

- Status Report re Melrose Elementary School Parking Lease
- Other

7. BOARD MEMBER COMMENTS

- Report from Deny & Sylvia Weintraub re On-Street Parking Meeting @ CD5

8. NEXT MEETING

- Regular Meeting for Melrose BID: Friday, February 9, 2017 @ 10 AM

9. ADJOURNMENT

12:00 PM



Rita Moreno <rita.moreno@lacity.org>

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## Agenda & Notice of Westchester Town Center BID Board Meeting

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Mon, Jan 15, 2018 at 10:29 PM

Please see the attached. As always, please contact me with any questions. Thank you.



**WBIA BD MTNG AGENDA 180118.pdf**  
216K

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /  
WESTCHESTER TOWN CENTER BID  
BOARD OF DIRECTORS  
AGENDA**

**Thursday, January 18, 2018**

**Meeting Location: Conference Room  
8929 S. Sepulveda Boulevard #130  
Westchester, CA 90045**

1. CALL TO ORDER – Karen Dial, President 10:00 AM
2. PUBLIC COMMENTS This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.
3. APPROVAL OF MINUTES – October 19, 2017.
4. FINANCIAL REPORT – Through December 31, 2017.  
- 2017 Budget Expenditure Report & Year End Projections
5. BUSINESS ITEMS
  - A. Presentation by Caladan Development re Proposed Redevelopment of the Former Grinder Restaurant Site (NWC of Sepulveda & Manchester)
  - B. Discussion of the Concept of Adding Night Shift Security / Ambassador Patrol for the Westchester Town Center BID Area  
- Services could range from a 1- or 2-shift per week minimum to 5- or 7-shift coverage. Such an arrangement could be temporary or permanent. No decision is expected; the WBIA should discuss their thoughts and preferences as to how to best serve the District stakeholders, which could be not to pursue this concept at all.
  - C. Ratification / Approval of \$500 / Month Increase for Executive Director Services.
  - D. Status Report on Landscape Entry Zone BID Area Amendment
  - E. Status Report on Lincoln Village Zone BID Amendment
6. REPORT FROM EXECUTIVE DIRECTOR
  - Status Report re Street / Sidewalk Vending Legalization
  - B of A has Approved a Trespass Arrest Order for its Site
  - New marijuana sales on Sepulveda
  - LAWA Assistance With Homeless Services

7. BOARD MEMBER COMMENTS

**8. NEXT MEETING – Thursday, February 15 @ 10:00 AM**

**9. ADJOURNMENT**

12:00 PM



Rita Moreno <rita.moreno@lacity.org>

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## Re-Submittal of Melrose BID Renewal Documents

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Wed, Jan 17, 2018 at 8:19 AM

Don,

Go ahead and submit your final. I'll discuss this issue in-house; Eugene thinks we can let it go as is.

Rita

On Tue, Jan 16, 2018 at 11:35 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
If I change \$127,164 to \$127,165, then the addition won't work on the horizontal figures... I don't know how to fix that? Maybe Eugene has an idea.

I will remove sub totals and return all Melrose docs as soon as you tell me what to do above.

On Thu, Jan 11, 2018 at 11:39 AM, Rita Moreno <rita.moreno@lacity.org> wrote:  
Hi Don,

I'm waiting for Mario's review, but want to get you my comments:

1. **Melrose** BID District Parcel List 180110 3Z: Listed under each zone is a sub-total and a total at the end of the document. However, there are no total amounts listed and I'm not sure you need totals or subtotals.
2. MDP Service Plan Budget 180110 3Z: Zone 3 under year 1 (2019) is off by a dollar, although the overall totals all add up. I think it's just a rounding issues. I've attached a PDF of the page.

That's it unless Mario adds anything. I've also attached a template of the petition form to use once we give the okay.

Thanks.

Rita

On Wed, Jan 10, 2018 at 7:16 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
Attached find the Melrose BID renewal documents with revisions and marked "180110." As we may assist further in any way, please let me know. Thank you.

--  
Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079





--  
Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



**Management District Plan**  
**FOR THE**  
**Renewal**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to Renew a  
Management District in the Melrose area, a community within the  
City of Los Angeles  
by the  
Melrose Property Owners Association  
and  
Duckworth Consulting, Its Consultants*

**“Melrose”  
Property Business Improvement District  
Management District Plan**

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**Appendix 1: District Parcel List**

**Appendix 2: Proposition 218 Engineer’s Report**

## **I. OVERVIEW OF THE MELROSE PROPERTY BUSINESS IMPROVEMENT DISTRICT**

**Introduction:** A growing coalition of assessed property and business owners are proposing renewal of the Melrose Property Business Improvement District (hereinafter “District”) pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter the “State Law”). The proposed BID would be a renewal of the District formed and effective beginning January 1, 2013, which is expiring on December 31, 2018. This document is the Management District Plan required by Section 36622 of the State Law. It proposes improvements and activities that will revitalize, enhance, and convey special benefits to assessed properties located within the boundaries of the Melrose District.

**Name:** “Melrose Property Business Improvement District.”

**Location:** The proposed District is a well known commercial area in the City of Los Angeles, located south of Hollywood and centered along Melrose Avenue between Highland Avenue on the east and Fairfax Avenue on the west. It is a commercial strip that abuts a residential neighborhood and is generally one parcel deep to both the north and the south. It includes Fairfax High School and Melrose Elementary School. Refer to the boundary description and map in the “Boundaries / Maps” section of this document for a more complete description of the District’s boundaries.

**Services:** The proposed District will fund improvements and activities authorized under the State Law. Specifically, the District will provide improvements and activities in the following program areas: (i) ambassador / security services; (ii) landscaping, sanitation and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers’ market; (v) new business attraction; (vi) policy development, district management, and administration; and, (vii) office, insurance, accounting, and other expenses. These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special

benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration including possible District renewal; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each assessed Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.
- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be distantly located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each assessed Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The purpose of the proposed District is to provide improvements and activities as described in this Management District Plan to specially and individually benefit assessed parcels in the District by: improving the safety and attractiveness of each individually assessed parcel within the District; improving the cleanliness and beauty of each individually assessed parcel within the District; increasing building occupancy and lease rates by attracting customers and visitors; encouraging new business development; and, attracting ancillary businesses and services for parcels within the District. No improvements or activities will be provided outside District boundaries.

See the “Service Plan / Budget” section of this document for a more specific description of the improvements and activities planned for the District.

**Method of Financing:** The improvements and activities will be funded through a benefit assessment against real property in the District. The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements and activities provided by the District. In the first year of District operations, each assessed parcel in Zone 1 of the District will be assessed \$0.1592 per square foot of lot size, \$0.2076 per square foot of improvement size, and \$9.7931 per linear foot of street frontage. Also, each assessed parcel in Zone 2 of the District will be assessed \$0.0122 per square foot of lot size, \$0.0584 per square foot of improvement size, and \$5.7649 per linear foot of street frontage. Zone 2 parcels are zoned “PF” and used as public schools and by their nature are extraordinarily large relative to other District parcels. Therefore, such parcels will be assessed for linear street frontage on Melrose or other street frontage that is directly across from street frontage that is in the District except for Fairfax Avenue frontage. Also each assessed parcel in Zone 3 of the District will be assessed \$0.1762 per square foot of lot size, \$0.2391 per square foot of improvement size, and \$10.1772 per linear foot of street frontage. Parcel assessments are described in greater detail in Section IV of this Management District Plan.

The Engineer’s Report for the District has found that the general benefits (i.e. benefits to the general public or surrounding parcels) of the proposed improvements and activities could represent as much as six percent (6%) of the total benefits generated by the improvements activities and services. Accordingly, six percent (6%) of the total District budget will be funded annually by non-assessment revenues.

Assessments for the Fiscal Year beginning January 1, 2019 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2028 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The Los Angeles City Clerk’s Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

District assessments may be adjusted annually as approved by the Owner’s Association to reflect inflation at a rate not to exceed five percent (5%) and submitted to the City of Los Angeles with the District’s Annual Planning Report in accordance with Streets and Highways Code Section 36650.

During the ten-year term of the District, it is likely that the improvements on some parcels in the District will change. The assessment against each parcel for any year will be based on the improvements actually present on the parcel as of the beginning of that year. Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding.

See the “Assessment Formula” section of this document for additional details.

**Budget:** The proposed District budget is included in the “Service Plan” section of this document.

**Bonds:** The District will not issue bonds.

**City Services:** The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose BID is being established to provide enhanced or otherwise unavailable improvements and activities to assessed parcels within the boundaries of the District.

**Duration:** As required by State Law, the District will have a set term. The District’s term will be January 1, 2019 through December 31, 2028. At the end of this period, the District may be renewed as permitted by law, the costs of which would be an approved use of District funds.

## **II. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES**

The Melrose Business Improvement District is centered along Melrose Avenue. The boundaries of the District are shown on the map that follows this Section of this Plan. A list of the Los Angeles County Assessor's Parcel Numbers and addresses of each included parcel is provided in Appendix 1 of this document. Additional information regarding these boundaries, and a database of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The District includes all non-solely residentially zoned parcels that lay along Melrose Avenue or south of the public alley north of Melrose or north of the public alley south of Melrose between N. Fairfax Avenue and N. Highland Avenue. This area encompasses a unique area historically well known simply as "Melrose," which is a relatively compact area that attracts pedestrians and features commercial uses that tend to function in a complimentary economic manner. Customers and employees of Melrose tend to drive to the area, park once, and then walk to their commercial destinations and / or partake in the activities along Melrose Avenue or its commercial side streets. The north and south boundaries of the District run along the alleys immediately behind the rows of commercial lots except for two places where the boundaries jog north or south to include the entirety of school parcels that front on Melrose Avenue. On the other side of these alleys are residential neighborhoods except at the three locations where Melrose Avenue is bisected by heavily trafficked arterial streets that function as regional, auto oriented commercial corridors: N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue. The District's improvements and activities are not designed for these residential neighborhoods and no improvements or activities will be provided in these residential neighborhoods. N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue are commercially developed, as is Melrose Avenue to the East and West of them. However, these commercial strips are part of the Fairfax, West Hollywood, Hollywood or Hancock Park commercial corridors, and are not a part of Melrose. These commercial corridors also generally consist of larger parcels, serving regional markets and are not as pedestrian-oriented as Melrose parcels. No improvements or activities will be provided by the District to parcels that don't front on Melrose or its commercial side streets between the public alley to the north and the public alley to the south; or, that front only on these commercial arterial streets.

As a supplement to the referenced District map, the boundaries of the proposed District are described below.

### **Northern Boundary:**

- The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition

from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the complimentary functioning non-solely residential parcels that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential parcels are presumed by State Law to not benefit from District improvements or activities. The area to the north of the alley is solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct commercial arterial corridor). The commercially zoned parcels that front only on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial arterial streets and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

### **Eastern Boundary:**

- The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements or activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements or services provided by the District or are commercial parcels that are oriented to providing services to the residential neighborhood that surrounds them and are also excluded from the District because they would not benefit from the improvements or activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements or activities will be provided outside of the District’s boundaries.

### **Southern Boundary**

- The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from

District improvements or activities. Also excluded from the District are commercially zoned parcels that front only on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

### **Western Boundary:**

- The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front only on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that attracts pedestrians. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that is known to attract pedestrians. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements or activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

***Insert Map of District Boundaries***

### **III. PROPOSED DISTRICT SERVICE PLAN / BUDGET 2019 - 2028**

District budget cost estimates have been established based upon the following factors: (i) historical costs of similar improvements and activities provided in other business improvement district organizations and municipal agencies in the Greater Los Angeles area; (ii) estimates of anticipated marketplace costs for needed goods and services; and, (iii) analysis of the improvements and activities, the optional frequencies with which they might be provided, and the impact of District geography upon them as required to efficiently and effectively achieve the desired results of District formation.

The District will provide the following improvements and activities as consistent with the provisions of the State Law: (i) ambassador / security services; (ii) landscaping, sanitation, and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers' market; (v) new business attraction; (vi) policy development, district management, and administration including possible District renewal; and, (vii) office, insurance, accounting, and other. These services are described in greater detail below.

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, its fund balances may be expended to close the gap. The fund balance may also be used to accommodate the timing lag, if any, between the time that the District incurs costs and the time that it receives assessment revenues. The District may also carryover uncompleted projects or unexpended assessment revenues from prior fiscal years. Such carryover funds may be re-budgeted for any District improvements and activities as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles. Accumulated interest or delinquent assessment payments may be expended as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles.

The Owners' Association will have the responsibility to enter contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District. Annually, the Owner's Association will have the discretion to make adjustments of up to 10% of each budget category line item established in this Management District Plan to accommodate market cost fluctuations for goods and services purchased by the District or the needs of the District, as submitted in its Annual Planning Report to the City and in accordance with State Law (section 36650 of the Streets and Highways Code).

District Dissolution. In the event that the Melrose District ends either because it is not renewed in 2028 or as a result of the disestablishment process, then funds may be set aside from the District in its final year of operation to remove landscaping, equipment, street furniture, trash receptacles, and other District improvements and property for which a future caretaker would not exist. The purpose of this provision is to avoid the creation of future damage and maintenance liabilities in the public right of way. All remaining funds shall be returned to the existing parcel owners as provided in State Law and the City's contract with the Owner's Association.

All of the improvements and activities described below are provided only within the boundaries of the District and provide a special benefit to each individually assessed parcel located within the proposed District. No improvements or activities will be provided outside District boundaries. "Special benefit" is defined in "Finding 2" of the attached Engineer's Report.

The following are the key expenditure categories or program areas of the District service plan / budget:

A. AMBASSADOR / SECURITY SERVICES: \$159,600 / 26.2% of total for 2019

The purpose of the Ambassador / Security Services Program, which is described below, is to provide a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels. Ambassador / security officers will create the appearance of safety for each individually assessed parcel, which will enhance its attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This program also provides for effective management of on-street and off-street parking for the District, will enhance create the appearance of adequate parking for customers, employees, visitors, owners and tenants as they access those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is higher than would exist with only baseline City services.

Ambassadors / security officers may operate via foot patrols, bicycle, or vehicle, as deemed appropriate by the Owner's Association. These personnel provide directions or assistance; serve as a liaison to the City's police, City Attorney, and other services; coordinate the provision of homeless services; warn and advise trespassers; and, respond to visitor inquiries. Ambassadors will be deployed at such times and in such a manner as the District deems most effective and efficient to achieve their purpose. This practice will allow for cost savings when service needs are diminished or not present. For the purpose of establishing a budget estimate, eight (8) hours per day, seven (7) days per week of a single unarmed contract ambassador / security officer has been projected.

The Melrose business improvement district may contract for the provision of parking management services or the coordination of such services in order to achieve Ambassador / Security Program purposes.

The Melrose business improvement district may also contract for the provision of services or the coordination of services for the homeless in order to achieve Ambassador / Security Program purposes. The District could contract with a greater Los Angeles area non-profit organization such as People Assisting the Homeless (PATH), or Venice 4 Square Church Homeless Task Force, or another

similar organization to achieve this goal. For the purpose of establishing a budget estimate, a \$12,000 annual contract for such services has been projected.

Ambassador / Security Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided for each such assessed parcel. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that the Ambassador / Security Services Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**B. LANDSCAPING, SANITATION, AND BEAUTIFICATION: \$144,000 / 23.6% of total for 2019**

The purpose of the Landscaping, Sanitation, and Beautification Services Program, which is described below, is to clean the sidewalks and public rights of way, and to provide public landscaping adjacent to individually assessed parcels, all of which creates a highly attractive appearance for the District within which each such assessed parcel is located. Clean, well-serviced, and attractive parcels draw customers, employees, visitors, owners, and tenants and enhance the quality of their shopping and business experience in the District thereby contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is greater than would exist with only baseline City services.

These services may be provided by either staff working for the District or by contractor(s) to the District, or a combination of both. These activities may include, but are not necessarily limited to, the following: street sweeping; sidewalk sweeping; public alley sweeping; sidewalk pressure washing; graffiti removal; sticker removal; street litter pick-up; planting of new or replacement trees; and, irrigation and operation of landscaping, trees, public art, signage, lighting, and other improvements that may be installed by the District, the City, or other entities. For the purpose of establishing budget estimates, historical cost experience in providing such services in other business improvement districts in the greater Los Angeles area have been projected.

Monies may be set aside in any year to pay for special capital improvements (e.g. street tree lights, street furniture, one-time streetscape repair, holiday decorations, or other similar improvements). These improvements will specially and individually benefit only the assessment paying parcels in the District by improving the area in a manner that attracts customers, employees, visitors, owners, and tenants. These are improvements or activities not otherwise provided by the City of Los Angeles.

The District Owner's Association will endeavor to obtain available public or private funding to leverage (or magnify) its assessment revenues for the

installation of streetscape, landscape, sanitation, beautification, or other improvements and activities within the District. The District may provide funding for urban design, planning, economics, grant preparation, or other support services, or grant matching funds to accomplish such ends.

Landscaping, Sanitation, and Beautification Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided at or, contiguous to, each such assessed parcel and / or in the parking areas serving these parcels. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that Landscaping, Sanitation, and Beautification Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

C. MARKETING AND PROMOTIONS: \$122,400 / 20.1% of total for 2019

The purpose of the Marketing and Promotions Program, which is described below, is to create and disseminate information and awareness about Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Marketing, promotions, and public relations initiatives will promote the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits all assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Marketing and Promotions Services might include, but are not limited to, the following: street banners; holiday decorations; a website; social media out-reach; a property owner newsletter; special printing, graphics or advertising; public relations activities; special events or activities; placement of promotional materials in various media; creation and operation of "shop local" incentive programs; etc. The District may use any available effective media for these initiatives.

Marketing and Promotions Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not market or promote activities and opportunities that take place outside of the District's boundaries. Marketing & Promotions Program services will not benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. More specific details about the special benefits that Marketing and Promotions Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference

and included as Appendix 2 of this document.

**D. PUBLIC PLAZA OR FARMERS' MARKET: \$1,500 / 0.2% of total for 2019**

The purpose of the Public Plaza or Farmers Market Program, which is described below, is to promote the siting, construction, and operation of a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. A temporary or permanent public plaza would create a venue for special events and / or activities that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would attract local residents and visitors to a new venue that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Both a temporary or permanent public plaza and a farmers' market were identified in the District's "Melrose Future Vision Strategic Action Plan" by surveyed individuals as efforts that would likely revitalize the District by promoting the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Temporary or permanent public plaza or farmers' market activities might include, but are not limited to, the following: promoting People Street, MTA, or other grant funded improvements; promoting corporate or foundation funding of a plaza or farmers' market; conducting special events; co-sponsoring special events with the Neighborhood Council, Fairfax High School, Melrose Elementary School, the Melrose Trading Post, or other entities; conducting a Melrose Farmers' Market; etc.

Temporary or permanent public plaza or farmers' market activities will specially and individually benefit each assessed parcel in the Zone 1 of the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not promote a temporary or permanent public plaza or farmers' market that takes place outside of the District's boundaries. These services will not specially benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. Also, temporary or permanent public plazas or a farmers' market services will not specially benefit residential use or church or synagogue use parcels. Finally, temporary or permanent public plazas or a farmers' market services will not specially benefit Zone 3 parcels because they are directed to a different customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3. More specific details about the special benefits that Public Plaza or Farmers' Market Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the

District, which is incorporated by reference and included as Appendix 2 of this document.

E. NEW BUSINESS ATTRACTION: \$1,500 / 0.2% of total for 2019

The purpose of the New Business Attraction Program, which is described below, is to develop, present, distribute, and advocate location and development opportunities on assessed District parcels in order to expand existing tenancies, attract new tenants, or generate future growth that positively affects the District and each individual parcel in the District by contributing to an improved business climate and economic vitality. These services are not available within the City's baseline level of services.

These services may be provided by either staff working for the District or by contractor (s) to the District, or a combination of both. The services may include, but are not necessarily limited to, the following: preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association.

New Business Attraction Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner, by promoting the expansion of existing tenants of such parcels, attracting new tenants to such parcels, or generating new growth, thereby helping to maintain a high occupancy rate in the District, which contributes to an image of an improved business climate and economic vitality that affects all assessed parcels in the District. New Business Attraction Program services have no effect on Zone 2 "PF" zoned parcels, do not specially benefit them, and they will not be assessed for them, because of the nature of their public schools use. Similarly, New Business Attraction services will not affect residential use parcels, non-profit use parcels, or church / synagogue use parcels. Therefore, such parcels will not be assessed for New Business Attraction services nor the administrative overhead required to support them. The District will not provide any New Business Attraction services to parcels outside the District. More specific details about the special benefits that New Business Attraction Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

F. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, AND ADMINISTRATION: \$126,000 / 20.7% of total for 2019

The purpose of the Policy Development, Management, and Administration Program is to create a well managed District that optimizes the use of the assessment funds through effective vendor selection and contract management, excellent communications with stakeholders, effective advocacy on behalf of parcel interests, effective board and committee coordination, and sound fiscal management. As a result the District's direct services provided to and for the

benefit of each parcel will be efficient, effective, and successful and the Policy Development, District Management, and Administration Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. Additionally, the District may provide for District renewal services through the Policy Development, District Management, and Administration Program. These services would not be available within the City's baseline level of services.

This budget category collects District costs for implementing the other identified direct services provided to individually assessed parcels, including costs for District renewal. In addition to managing and administering all affairs of the Owner's Association related to the Melrose BID and complying with all contractual obligations to the City for District operations, this program serves as a "voice" of the assessed parcel owners' community to the media and governmental policy makers. Development of policies that seek to promote Melrose business, and effective and efficient District management / administration are the products of these services. Such efforts may produce changes that enhance business at a number of levels: within the business improvement district organization; within other community based organizations; at City Hall and its various departments; or at other levels of government.

The District will seek grant funding and non-assessment financial support through these services. It will also seek "co-partnerships" with governmental, non-profit, and private sector organizations through these services

The District will be managed / administered by an Owner's Association that may hire a professional manager who may utilize administrative and technical support as needed that would be provided by this budget item. Positions that may be hired by the District may include, but are not limited to, the following: an executive director, clerical assistance, or field maintenance assistance. These positions may be either District employees or contract service providers as determined to be the best interests of the District by the Owner's Association.

Policy Development, District Management, and Administration services will specially and individually benefit each assessment-paying parcel located within the District. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Policy Development, District Management, and Administration Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

G. OFFICE, INSURANCE, ACCOUNTING, AND OTHER: \$54,369 / 8.9% of total for 2019

The purpose of the Office, Insurance, Accounting, and Other budget category is to fund the various administrative and general overhead costs associated with providing the District's services to each assessed parcel. As a result the District's direct services provided to and for the benefit of each assessed parcel will be efficient, effective, and successful and the Office, Insurance, Accounting, and Other Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. These services and administrative needs would not be available within the City's baseline level of services.

Various District office supply, printing, insurance, accounting, bookkeeping, service, rental, telephone, meeting expense, database, computer, furnishing, equipment, and other necessary yet general expenses that will be incurred by the District are included in this budget category. These costs are incurred to implement all other District improvements and activities.

Office, Insurance, Accounting, and Other expenses are incurred only when associated with the provision of improvements and activities that specially and individually benefit each assessed parcel in the District in a particular and distinct way. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Office, Insurance, Accounting, and Other Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

***INSERT BUDGET SERVICE PLAN***











#### **IV. PROPOSED MANAGEMENT DISTRICT ASSESSMENT FORMULA**

Revenues to fund District Service Plan costs will be generated by an annual special assessment against each specially benefitting parcel in the District; and, an annual non-special assessment contribution to cover the costs associated with any general benefit from services. The amount of the special assessment against each assessed parcel reflects the relative special benefit that parcel will derive from District services.

Three (3) levels of benefit will be provided within the District as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers' market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 1 will be \$0.01592 per square foot of lot size; \$0.2076 per square foot of improvement size; and, \$9.7931 per linear foot of street frontage that is directly across from other frontage included within the District.
- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not benefit these Zone 2 parcels,

which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 2 will be \$0.0122 per square foot of lot size; \$0.0584 per square foot of improvement size; and, \$5.7649 per linear foot of street frontage that is directly across from other frontage included within the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 3 will be \$0.01762 per square foot of lot size; \$0.2391 per square foot of improvement size; and, \$10.1772 per linear foot of street frontage that is directly across from other frontage included within the District.

Assessment rates may be adjusted annually by the Owner's Association according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year. Any such CPU adjustment shall be submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Streets and Highways Code Section 36650.

The Los Angeles City Clerk's Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

These assessment rates were designed so that one-third (33.33%) of the total assessment will be based on lot size, one-third (33.33%) will be based on improvement size, and one-third (33.33%) based on street frontage. These three factors, taken together, better reflect the special benefits derived by different types of land uses and parcels than would any single factor. Refer to the Engineer's Report for the District, which is incorporated

herein by reference, and included in Appendix 2 of this document, for greater elaboration regarding the District assessment formula.

Relative to District services provided in Zone 2, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit public schools parcels. Public schools, by their nature, do not specially benefit from these services as do other uses. Therefore, parcels zoned "PF" and used as public schools by the Los Angeles Unified School District (LAUSD) require special analysis in order to avoid overstating the special benefits they receive and will not be assessed for these services from which they do not specially benefit. Moreover, services to these "PF" zoned parcels will only be provided along the linear street frontage of Melrose Avenue or Fairfax Avenue or other streets located in the District only for the length of street frontage that is directly across from other street frontage that is in the District. LAUSD parcels will specially benefit from the direct delivery of Ambassador / Security; and Landscaping, Sanitation, and Beautification; Policy Development, Management, and Administration; and, Office, Insurance, Accounting, and Other services along Melrose Avenue or Fairfax Avenue, or other street frontage that is directly across from street frontage that is in the District. The adjusted assessment also recognizes that school parcels by their nature are disproportionately large as compared to other parcels located within the District.

Relative to District services provided in Zone 3, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit those parcels. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3, and will not therefore specially benefit Zone 3 parcels.

A list of the parcels to be included in the District is provided in Appendix 1 of this document. The Engineer's Report provides a full database including the proposed 2019 assessments for each parcel included within the District.

For a more complete description of the methodology used to determine these rates, refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document.

During the ten-year effective term of the District, it is likely that some of the improvements on some parcels within the District will change, will be developed with additional commercial improvements, or will see the demolition of existing improvements. The assessment against each parcel for any year will be based on the improvements actually present on the parcel at the beginning of that year. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in the Engineer's Report (see Step 5 on Page ER-13). Pursuant to Government Code

Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula itself is changed.

## **V. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE**

The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose business improvement district is being formed to provide enhanced or otherwise unavailable improvements and activities for each individual assessed parcel located within the boundaries of the District.

## **VI. PUBLICLY OWNED PARCELS**

The State Law requires that all publicly owned parcels within the District be assessed as any other similarly situated private parcel unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2014 are shown below:

### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$6,282.66         | 1.10%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$38,510.33        | 6.72%         |
|   |              | Total LAUSD               |       | \$44,792.99        | 7.82%         |

See the Engineer’s Report for additional information about the publically owned parcels.

## **VII. PROPOSED IMPLEMENTATION TIMETABLE**

The following timetable is proposed for the Melrose business improvement district formation:

| <b><u>DATE</u></b> | <b><u>ACTIVITY</u></b>  |
|--------------------|---|
| October 2017       | 1 <sup>st</sup> draft Management District Plan / Engineer's Report.   |
| October 2017       | Approval of Management District Plan / Engineer's Report by City Clerk's Office.  |
| January 2017       | Petitions circulated to all property owners.  |
| March 2018         | Signed petitions submitted to City Clerk's Office & City Council.   |
| April 2018         | City Council adoption of Ordinance of Intention to Form BID.  |
| May 2018           | Proposition 218 ballot election.  |
| June 2018          | Final City Council hearing and ballot counting.   |
| August 2018        | Melrose BID assessments filed with L. A. County.  |
| October 2018       | Approval of new City Contract for BID administration. City Clerk initiates PBID assessment collection process for initial year. |
| January 2019       | Melrose BID begins operations.  |

As provided by State Law, the new Melrose business improvement district will have a set term. The District's term will be January 1, 2019 through December 31, 2028. At the end of that period, the District may be renewed as permitted by State Law, the costs of which would be an approved use of District funds. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to property owners as required by State Law following the removal of all District improvements and property from the public right of way as described Service Plan Budget section of this Management District Plan.

## **VIII. DISTRICT GOVERNANCE**

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

### **A. Owner's Association**

The City will enter into a contract with a private, non-profit entity designated as an "owner's association" to administer and implement improvements and activities described in the Management District Plan. The owner's association may be an existing or newly formed nonprofit entity. The owner's association will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the owner's association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owner's Association will prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The Owner's Association may consider appeals of parcel assessments for appropriate adjustment.

### **B. Professional Staff**

The Board of Directors of the owner's association will employ an Executive Director whose duty it is to implement all of the improvements and activities; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

### **C. Staff Neutrality**

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may not be clearly determined by the Board. In such circumstances, staff should refer such choices to the Board of Directors for decision.

**Appendix 1:**  
**District Parcel List**

**Appendix 2:**  
**Proposition 218 Engineer's Report**

**Engineer's Report**  
**FOR THE**  
**FORMATION**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to adopt a Management District in the Melrose area, a community within the  
City of Los Angeles*

*By*  
*Merit Civil Engineering, Inc.*  
*Robert Merrell, P.E. (R.C.E. #28100)*  
*12391 Lewis Street, Suite 201*  
*Garden Grove, CA 92840*

# ENGINEER'S CERTIFICATION

This Engineer's Report is prepared pursuant to the Property and Business Improvement District Law of 1994 as amended (Streets & Highways Code Section 36600 *et seq.*; hereinafter "State Law") and pursuant to the provisions of Article XIID of the California Constitution (Proposition 218). It has been prepared in support of the Management District Plan for the proposed renewal of Melrose Property Business Improvement District (the "District"). That Management District Plan is incorporated herein by reference and provides a more complete description of the improvements and activities (referred to herein collectively as "Services") to be provided by the District.

Review of this Management District Plan and preparation of this Engineer's Report was completed by:

Robert Merrell, P. E.  
State of California  
Registered Civil Engineer No. 28100

# **ENGINEER'S REPORT**

## **Introduction**

This report shall serve as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit assessments proposed to be levied annually beginning on January 1, 2019 and through and including December 31, 2028 within the Melrose Property Business Improvement District. The assessments levied in connection with the District will be levied against parcels of real property, not businesses, and will be collected on the tax roll at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. This means, for example, that the assessment to fund District operations for calendar year 2019 will be collected on the 2018-19 tax roll. The Los Angeles City Clerk’s Office is authorized to collect the assessments or to place them on the County property tax roll together with any accrued interest or penalties for late payment or non-payment. The assessments will fund the costs of Services provided by the District, which are distributed among all parcels specially benefiting from them, based on the proportional special benefit that each parcel receives from the Services. Only those properties expected to specially benefit from funded Services will be assessed.

## **Background**

The District is a property-based assessment district established pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter “State Law”). The State Law authorizes an assessment to fund various improvements and activities (referred to herein collectively as “Services”), provided in connection with a Business Improvement District. The costs of these Services are distributed among all parcels specially benefiting from the Services based on the proportional benefit each receives from the improvements provided. Only those properties expected to specially benefit from funded Services may be assessed.

This Engineer’s Report was prepared in support of the Management District Plan for the District. Reference is made to the Management District Plan (which is incorporated herein by reference) for a more complete description of the improvements to be funded with the proposed assessment.

## **Proposition 218 Requirements**

Article XIID of the California Constitution, approved by the voters in 1996 as Proposition 218, requires that assessment methodologies meet certain requirements. Key provisions of Proposition 218 together with a description of how the District complies with each are described below.

**Finding 1: “Identify all parcels which have a special benefit conferred upon them and upon which an assessment will be imposed” (From Section 4(a)).**

There are 180 identified parcels within the District that will specially and individually benefit from its proposed Services. These parcels are shown on the boundary map of the District contained within the Management District Plan, and listed in attachments to the Management District Plan and this Engineer’s Report. The lists identify these parcels by Assessor’s Parcel Number, property owner name, and site address.

Parcels were identified for inclusion based upon whether or not they will specially and individually benefit from District Services. The purpose of the proposed District is to provide Services to parcels in the Melrose commercial area, located along Melrose Avenue between N. Highland Avenue on the east and N. Fairfax Avenue on the west. Like many commercial areas in Los Angeles, Melrose is a narrow strip, which is approximately one parcel deep on each side of Melrose Avenue and substantially surrounded by residential neighborhoods. Consequently, all non-residential zoned parcels located within a block of Melrose Avenue were included in the District, while the surrounding solely residential zoned neighborhoods were not. Parcels zoned solely for residential use are excluded from the District or not assessed because, pursuant to Section 36632(c) of the Law, they “are conclusively presumed not to benefit” from District Services.

These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District Services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for Services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in this Engineer’s Report for the District.
- Zone 2 consists of all “PF” zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax

High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these Services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in this Engineer's Report for the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District Services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for Services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, and which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other overhead costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in this Engineer's Report for the District.

All parcels included in the District are commercially zoned "C2" or "C4" by the City of Los Angeles except for the two public schools "PF" zoned parcels. This zoning is recognized by the Los Angeles County Assessor's Office and includes retail, office, restaurant, entertainment, art gallery, and other uses. All such assessed commercial use parcels except those used for residential, non-profit, or church / synagogue use, will specially and individually benefit from District Services in proportion to their relative land and improvement size and length of street frontage as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance their attractiveness for customers, employees, visitors, owners, and tenants as they travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street and public alley cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract customers, employees, tenants, and investors thereby increasing business volumes. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is greater than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target customers, employees, tenants, and investors either individually or as identifiable sub-groups to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

Marketing and Promotions services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. District Marketing and Promotions will not address these uses or serve them in any manner.

- Public plaza or farmers' market promotion services include efforts to site, construct, or operate a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would

attract local residents and visitors in a manner that showcases the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

Public plaza or farmers' market promotion services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. Public plaza or farmers' market promotion services will not address these uses or serve them in any manner.

- New Business Attraction services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interest as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. These services are not available within the City's baseline level of services.

New Business Attraction services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. New Business Attraction services will not address these uses or serve them in any manner.

- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the above described direct Services (i.e. ambassador / security; landscaping, sanitation, and beautification; marketing and promotions; and new business attraction) and the development of broader policies affecting the area that encourage economic activity and growth. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services and facilitate the development of broader policies affecting the individually assessed parcels that encourage economic activity and growth, both of which increase business volumes. This benefit to assessed District parcels is

particular and distinct because non-assessed parcels do not receive the benefits of its direct services or the policy initiatives it undertakes. These services are not available within the City's baseline level of services.

All "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD) will specially and individually benefit from the following District services: ambassador / security services; landscaping, sanitation, and beautification services; and, the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) in proportion to their relative land and improvement size and length of street frontage. There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Such public use parcels will not specially benefit from the following District services: marketing and promotions services; temporary or permanent public plaza or farmers' market promotions; or, new business attraction services as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance their attractiveness for of students, teachers, employees, and visitors as they travel to and from those parcels, thereby stimulating the quality of their educational experience and contributing to the public school mission that specially and individually benefits those parcels. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract students, teachers, employees and visitors thereby contributing to satisfying the owner's service mission. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, none of which will specially benefit publically owned school parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not specially benefit them. Consequently, publically owned parcels in the District will not be assessed for Marketing and Promotions costs or the administrative overhead costs of providing them.

- Public plaza or farmers' market promotions services include public plaza or farmers' market promotion efforts to site, construct, or operate a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. None of these services will specially benefit publically owned school parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not benefit them. Consequently, publically owned school parcels in the District will not be assessed for public plaza or farmers' market promotion costs or the administrative overhead costs of providing them.
- New Business Attraction Services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth of assessed parcels, none of which will specially benefit publically owned school parcels because they are addressed to commercial economic uses not school uses and therefore do not benefit them. Consequently, publically owned parcels in the District will not be assessed for New Business Attraction costs or the administrative overhead costs of providing them.
- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the ambassador / security services; and, landscaping, sanitation, and beautification services that specially benefit these publically owned school parcels and therefore provide a particular and distinct benefit to them because non-assessed parcels do not receive the special benefits of its direct services. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services which benefits assessed parcels' achievement of their service mission. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive the benefits of its direct services. This standard of service is higher than would exist with only baseline City services.

In order to ensure that parcels outside of the District will not specially benefit from the Services funded with the assessment, Services will only be provided within the boundaries of the District. Specifically, ambassador / security patrols, landscaping staff, sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks adjacent to

individually assessed parcels within the District and will not provide services outside of District boundaries. Similarly, the District will not fund ambassador / security patrols; landscaping, sanitation, or beautification services; marketing or promotional efforts; public plaza or farmers' market promotions; nor new business attraction activities directed outside of District boundaries. All District programs are intended to promote commercial vitality, and to attract and retain business within the District.

Parcels outside of the District that are zoned solely for residential use will not specially benefit from District Services because the Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these zoned solely residential parcels will be physically remote from the Services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, homes, apartments and other structures zoned solely for residential use, and outside of the commercial area encompassed by the District, will not specially benefit from the marketing and promotions; new business attraction; and, policy-making services that will be geared towards the commercial use parcels within the District. These services will be marketing the office and retail opportunities in the District, not the residential opportunities outside of it. Additionally, State Law conclusively presumes that parcels zoned solely for residential use receive no special benefit from improvements and activities funded under it. No solely residential zoned parcels are included within the District.

Parcels outside of the District that are in commercial, or other non-residential uses, will not specially benefit from District Services because these Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these commercial or other non-residential use parcels will be physically remote from the services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, marketing and promotions; new business attraction; and, policy-making services that will be focused towards the commercial use parcels within the District and not parcels outside the District. These commercial or other non-residential use parcels are parts of other commercial or residential Districts that surround the Melrose commercial area, not part of this District, which has a definite and unique character and different marketplace orientation from these surrounding areas.

The following narrative explains how specific boundary locations were determined.

**Northern Boundary:**

The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east

along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the non-residential, commercial use parcels with shared marketplace demographic orientation that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential zoned parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential zoned parcels are presumed by State Law to not benefit from District improvements and activities. The area to the north of the alley is zoned solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct business corridor). The commercially zoned parcels that front on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial collector streets and would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace demographic orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

#### **Eastern Boundary:**

The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace

demographic orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements and activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and that would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace demographic. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements and activities provided by the District or are commercial parcels that are oriented to providing services to the surrounding residential neighborhood and are also excluded from the District because they would not benefit from the improvements and activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace demographic orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be provided outside of the District’s boundaries.

#### **Southern Boundary:**

The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace demographic orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities. Also excluded from the District were commercially zoned parcels that front on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements and activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be

provided outside of the District's boundaries.

**Western Boundary:**

The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace demographic. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the services provided for the pedestrian-oriented shopping / office district fronting on Melrose Avenue. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not specially benefit from District improvements and activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements and activities provided for the pedestrian-oriented shopping / office district fronting on Melrose Avenue. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements and activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace demographic. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements and activities will be provided outside of the District's boundaries.

**Finding 2: "Separate the general benefits from the special benefits conferred on parcel(s). Only special benefits are assessable." (From Section 4(a)).**

State Law, Proposition 218, and judicial decisions require that assessments be levied according to the estimated special benefit each assessed parcel receives from Services provided by the District. Article XIID Section 4a of the California Constitution states, in part, that "only special benefits are assessable," which requires that general benefits, if any, be separated from special benefits provided by the District. A judicial decision in the Golden Hill Neighborhood Association v San Diego case further clarified that "even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits,

however slight, can be deducted from the amount of the cost assessed against specially benefitting properties.”

### **Special Benefit**

Proposition 218 defines “special benefit” to mean “a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. General enhancement of property value does not constitute ‘special benefit.’” The Services, their costs, and assessments have been carefully identified, reviewed, and allocated to confer special and individual benefits pursuant to the provisions of State Law and Proposition 218. These Services are tailored to confer special benefits on particular parcels, not the general public, and are above and beyond services available from the City of Los Angeles, which qualifies these Services as particular and distinct benefits. For example, the proposed Ambassador / Security Services Program provides a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels and in doing so creates the appearance of safety of each individually assessed parcel, which will enhance these parcels’ attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Similarly, the proposed Landscaping, Sanitation, and Beautification Program provides sidewalk cleaning, street sweeping, pressure washing, trash removal, graffiti removal, sticker removal, and cleaning at the properties that are assessed. Parcels that receive these services attract more customers, employees, tenants, and investors thereby increasing business volumes. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Also similarly, the proposed Marketing and Promotions Program provides street banners, signage, holiday decorations, a website, social media out-reach, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target tenants, employees, investors, and owners either individually or as combined sub-groups to communicate the desirability of merchandise or services provided on assessed parcels thereby increasing economic activity including sales, customer traffic, and space rentals. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels or their residential units will not be the subject of any District marketing and promotions activities. Also similarly, New Business Attraction services provide for preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District’s best interests as approved by the Owner’s Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. No District services will be provided outside the District boundaries. The special and individual benefit to parcels from the proposed Services is equal to or exceeds the total amount of the proposed assessment in that each individual assessed parcel’s assessment is no greater than the special and individual benefit it

receives from the Services. A quantitative analysis of the special and general benefits is presented below.

The District's purpose is to fund Services that increase pedestrian traffic and business levels by providing a safer, more attractive, better kept, cleaner, and more beautiful environment; presenting a more attractive and vibrant area; and, attracting businesses and tenants which increase rent levels, occupancies, and the vibrancy of assessed parcels. These Services also make each individual parcel a more desirable place to live, work, or conduct business.

Pragmatically, it is well known that business decisions are based upon the quality of alternative locations. As described in an article "Accelerating Economic Growth and Vitality Through Smarter Public Safety Management" that appeared in the September 2012 IBM Global Business Services Executive Report: "Lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns... Almost universally, places with lower crime rates are perceived as more desirable." As economic investment occurs within the District, pedestrian traffic will increase and constitute a special and distinct benefit to all parcels.

Therefore, quantification of the number of individuals engaging in any type of commerce or residing in the District as compared to those not so engaged will distinguish special from general benefits.

In 2013, as a component in the preparation of the original Engineer's Report forming the Melrose BID District, a pedestrian intercept survey was conducted within the District boundary to determine the degree to which respondents engage in any type of commercial activity (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school); or, live within that area. This survey was conducted under the supervision of Dr. William Whitney, a Ph.D. Economist with over 40 years' experience in analytical modeling, and included Whitney's "statistical certification" and calculations that the likelihood that it is an accurate reflection of the total District population is 95.72%. The survey included 547 respondents and was conducted on May 2 and May 4, 2013 at separate random locations throughout the District. Every effort was made to include an unbiased cross section of participants. All of the respondents appropriately addressed each of the questions with a single answer, which allowed all surveys to be used in drawing conclusions.

As to survey results, as distinguished from statistical methodology, Whitney concluded: "Of those 547 valid survey responses, 522 individuals or 95.43% of the total indicated that they would engage in (or intended to engage in) at least one of the described commercial activities within the District as opposed to simply 'stroll, walk around, or make a transit connection' (i.e. just pass through the District) with no business purpose."

The survey also found that: “of the 547 respondents, 453 individuals or 82.82% of the total indicated that at least one of the proposed District Services would contribute to their decision to come into the area.” This response is a measure of the high level of special benefit that assessed parcels receive from District Services.

In preparing this Engineer’s Report in support of Melrose BID renewal, the Engineer has determined that no significant changes relative to the respective ratios of special and general benefit have occurred since the original Whitney survey. Moreover, based upon independent judgement and experience of over 30 years in public works civil engineering and assessment district formation work, including consideration of applicable State Law and judicial guidance, the Engineer has concluded that each of the proposed District Services provides a special and individual benefit to the assessed parcels within the District.

The Services (ambassador / security; landscaping, sanitation, beautification; marketing and promotions; public plaza or farmers’ market promotions; new business attraction; and, policy development, management, and administration) to be provided by the District are designed to meet specific needs of the properties to improve business within the District area and provide special and individual benefits to each property. Improving the business environment supports the goals and objectives established by the property owners in creating the District. District Services will not supplant City of Los Angeles’ police protection, maintenance services, and social services within the area.

No parcels zoned for “solely residential” use have been assessed within the District because such parcels are presumed not to benefit pursuant to State Law.

### **General Benefit**

As discussed above, Proposition 218 requires that general benefits be quantified and separated from special benefits and deducted from the costs of any special benefit parcel assessment. General benefits are benefits from District Services that are: not special in nature, not “particular and distinct,” and not over and above the benefits that other parcels receive. This analysis will identify and quantify general benefits that are provided to parcels outside District boundaries; or, that are provided to the public at large. It is based upon the Engineer’s judgement and experience of over 30 years of public works civil engineering and assessment district formation work.

### **General Benefits to Parcels Outside the District**

Services are provided to each individual assessed parcel within the District’s boundaries, and no Services are provided outside of those boundaries. It is conceivable, however, to conclude that some parcels outside those boundaries may receive some “spillover benefit” from the District’s Marketing and Promotions or New Business Attraction services, which are less site specific than the other Services. In the Engineer’s judgment and experience, Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; public plaza or farmers’ market promotions; or, Policy

Development, Management, and Administration Services are particularly site specific and therefore not subject to providing unintended “spillover benefit” to parcels outside District boundaries. At most, the parcels that could receive such “spillover” general benefit would be those parcels that are located immediately adjacent to or immediately across the street from a parcel receiving District Marketing and Promotions or New Business Attraction services. Any parcel that is any further from another that receives these services; or, does not directly front on a street across from another that receives those services is, in the Engineer’s judgment and experience, considered to be too remote to receive any “spillover” general benefit.

In order to quantify the general benefit that parcels adjacent to the District may receive, the relative size of the District budget allocated to these possible “spillover” services in comparison to the total District budget, or “percentage (%) of the total,” must be determined as shown in the table below.

Next, the relative benefit, or the weighted value of the subject services as applied to any parcels outside the District, must be established. This relative benefit factor compares the value of services as provided inside the District to the value of those services provided outside the District. Parcels inside the District receive a relative benefit of 1.0 from all services provided. Parcels outside the District do not receive “full value” of services that are by definition “spillover.” There is no scientifically certain method of determining relative benefit, so the professional judgment and experience of the Civil Engineer are called upon to form a reasonable conclusion. With respect to Marketing and Promotions and New Business Attraction services, the Engineer has concluded that there would at most be a nominal benefit to each parcel outside the District weighted at one-quarter or 0.25 relative benefit factor. Promotional, website, newsletter, directory, or other materials would not specifically identify any parcel outside the District, thereby minimizing any value of these services. Similarly, no New Business Attraction would identify or consider any specific parcel outside the District, thereby minimizing any value of these services. Only the nebulous scent of a vague sense that important services were being provided to neighboring parcels might attach. Therefore, the Civil Engineer has concluded based upon his nearly 30 years as a Registered Civil Engineer and professional assessment district formation experience that positing of a 0.25 relative benefit is reasonable and provides conservative allowance for any general benefit conferred on such parcels for the subject services. Application of this relative benefit factor to the subject services is also shown in the table below.

Possible General Benefits to Parcels Outside District Boundaries  
Benefit Factor Calculation

|   | Budget    | % of Total | x | Relative Benefit* | = | Benefit Factor |
|---|-----------|------------|---|-------------------|---|----------------|
| District Marketing & Promotions Budget  | \$122,400 | 20.1%      |   | 0.25              |   | 0.0503         |
| District New Business Attraction Budget   | \$1,500   | 0.2%       |   | 0.25              |   | 0.0005         |
|   |           |            |   |                   |   | 0.0508         |
| Total District Budget   | \$609,369 |            |   |                   |   |                |
| *For purposes of this analysis, a conservative 0.25 relative benefit factor is used to weight the relative value of any general benefit “spillover” from District services to parcels outside its boundaries. |           |            |   |                   |   |                |

Based upon the established adjacency criteria, there are 44 commercial parcels that may receive the referenced nominal benefit from District Marketing and Promotions services or New Business Attraction services. There are also 136 parcels zoned solely residential that meet the contiguous adjacency criteria that, pursuant to State Law, are presumed to not receive any special benefit from District services. Also, no general benefit from District services is received by these zoned solely residential parcels because its Marketing and Promotions and New Business Attraction services do not address or affect residential uses in any way. Thus, the total benefit factor representing the benefit of both Marketing and Promotions services and New Business Attraction services for parcels outside the District is applied to the adjacent commercial parcels in the table below, which establishes the relative value conveyed as a general benefit to parcels outside the District.

The Benefit Factor is calculated by multiplying the Percent (%) of Total Budget for the “spillover” category by the Relative Benefit to produce a Benefit Factor. Each of the 44 parcels that might receive nominal general benefits from the District’s Marketing and Promotions or New Business Attractions services is credited with 0.0504 Benefit Factor to account for this possibility. In comparison, there are 180 parcels within the District that each receives a Benefit Factor of 1.0 for these services. This comparison and the calculation of total possible general benefit to parcels outside the District for “spillover” Marketing and Promotions and New Business Attraction services is shown below:

Calculation of Possible Benefits to Parcels Outside District Boundaries

|   | # Parcels | Benefit Factor         | Total Benefit Units |
|---|-----------|------------------------|---------------------|
| # Parcels in District                       | 180       | 1.00                   | 180.00              |
| # Parcels w/ "Spillover"                    | 44        | 0.0508                 | 2.24                |
| Totals                                      | 224       |                        | 182.24              |
|   |           |                        |                     |
| General Benefit to Parcels Outside District |           | 1.23%<br>(2.24/182.24) |                     |

### **General Benefits to the Public At Large**

Another type of general benefit is that provided to the public at large. Such general benefit is provided to people that are purposely within the District boundaries and "not at all likely" to engage in any commercial activity. Such individuals would therefore not be specially benefitted by District Services.

The previously described 2013 pedestrian intercept survey conducted as a component of the initial formation of the Melrose PBID provided data to quantify the general benefits enjoyed by the public at large. It provided data that 95.43% of the population within the District had or intended to engage in at least one of the listed commercial activities (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school). Conversely, 4.57% of the population did not intend to engage in any business and were only engaged in "walking around, strolling, or making a transit connection." These individuals "generally benefited" because they were either "very likely" or "likely" to "stroll or walk around or make a transit connection" in the District and "not likely at all" to "eat or drink at a restaurant, cafe, or bar;" "shop;" "conduct professional business;" "conduct personal business;" "attend church;" or "attend school." These benefits are distinct from the special benefits to parcels within the District.

In preparing this Engineer's Report in support of Melrose BID renewal, the Engineer has determined that no significant changes of the ratio of special benefits to general benefits within the District that would affect the results of the original intercept survey determination of general benefit levels have occurred. Moreover, based upon 30 years' experience in civil engineering and assessment district formation work, the Engineer has concluded that a 6% "general benefit" level is reasonable and appropriate for the Melrose PBID.

### **Total General Benefits**

Considering both types of general benefits as presented above produces the following:

### Melrose General Benefits Analysis

|   |       |
|---|-------|
| General Benefits to<br>Parcels Outside District | 1.23% |
|   |       |
| General Benefits to<br>Public at Large          | 4.57% |
|   |       |
| Total General Benefits<br>(Calculated)          | 5.80% |
| Rounded to                                      | 6.0%  |

In order to present a conservative conclusion, it is the Engineer's judgment and experience that the level of general benefits to be funded in the Melrose business improvement district budget from non-assessment sources should be 6.0%, which provides a cushion over and above the calculated general benefit value of 5.79%. The Melrose Business Improvement District budget for the 10-year term beginning January 1, 2019 would be as follows:

### Melrose Budget for Special Benefit vs General Benefit Costs

| Year   | Special Benefit | General Benefit | Total Budget |
|--------|-----------------|-----------------|--------------|
|        |                 |                 |              |
| 2019   | \$572,807       | \$36,562        | \$609,369    |
| 2020   | \$601,448       | \$38,390        | \$639,838    |
| 2021   | \$631,520       | \$40,310        | \$671,830    |
| 2022   | \$663,096       | \$42,325        | \$705,421    |
| 2023   | \$696,251       | \$44,442        | \$740,693    |
| 2024   | \$731,064       | \$46,664        | \$777,728    |
| 2025   | \$767,617       | \$48,997        | \$816,614    |
| 2026   | \$805,998       | \$51,447        | \$857,445    |
| 2027   | \$846,298       | \$54,019        | \$900,317    |
| 2028   | \$888,613       | \$56,720        | \$945,333    |
|        |                 |                 |              |
| Totals | \$7,204,713     | \$459,875       | \$7,664,588  |

**Finding 3: “[Determine] the proportionate special benefit derived by each parcel in relationship to the entirety of the... cost of public improvement(s) or the maintenance and operation expenses...or the cost of the property related service being provided.” (From Section 4(a)).**

Every assessed parcel in the District, except publically owned parcels used as school sites with respect to Marketing and Promotions, Public Plaza or Farmers’ Market, and New Business Attraction services, will specially and individually benefit from the Services provided in connection with the District because these Services are designed to increase pedestrian and automobile traffic and building occupancies thereby increasing demand for and utilization of all assessed commercial properties and mission success of all public school properties within the District. Such publically owned parcels will benefit from District Ambassador / Security services, Landscaping, Sanitation, and Beautification services and the portion of District Policy Development, Management, and Administration services required to provides those services. The District will provide Services including Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; Marketing and Promotions Services; Public Plaza or Farmers’ Market promotions, New Business Attraction Services; and, Policy Development, Management, and Administration Services including necessary administrative overhead and support. Each of these Services is designed to meet the goals and mission of the District; improve the safety and attractiveness of each individual assessed parcel within the District; to improve the cleanliness and beauty of each individual assessed parcel within the District; to increase building occupancy and lease rates; to encourage new business development; and, to attract ancillary businesses and services for parcels within the District.

Three (3) factors (lot size, improvement size, and street frontage) were chosen to calculate the special benefit allocable to each parcel in the District.

Lot size is a measurement both of the potential for future development on a parcel to meet customer and tenant demand, and of the present capacity of the parcel’s street level areas to accommodate customers and tenants. Street level space benefits strongly from business improvement district Services because such space is more readily used for retail space, office space, lobby services, and surface parking facilities that are especially sensitive to increases in customer demand.

The size of the improvements on a parcel is a measurement of the capacity of that parcel to currently serve the demand of customers and of retail, office, commercial, residential, church and non-profit, and publically owned parcels.

Frontage is a vital measure because it indicates the amount of the parcel that is directly accessible to and visible from the street. The more frontage a parcel has, the larger the area of sidewalk is in front of the parcel to be landscaped, cleaned, or beautified in connection with District Services.

It is the Engineer's opinion that combining these three (3) factors gives a far better picture of the benefits than could be derived from just one or two of the factors alone; and, that because no one of these factors is more important than the others, and each factor is critical to the overall benefit calculation, each factor is weighted equally in quantifying the benefits any particular parcel would receive.

The Special Benefit & Assessment Analysis section of this Engineer's Report discusses the exact formula used to calculate the benefits.

**Finding 4: "No assessment ...shall exceed the reasonable cost of the proportional special benefit conferred on parcel(s)." (From Section 4(a)).**

The total amount to be assessed will not exceed the estimated reasonable cost of the program. Because each parcel will be assessed in proportion to its share of the total benefit created by the program, no assessment will exceed the reasonable cost of the proportional special benefit conferred on the parcel.

**Finding 5: "Parcels...that are owned or used by any (public) agency shall not be exempt from assessment." (From Section 4(a)).**

The public agency owned parcels are owned by Los Angeles Unified School District (LAUSD) and used as public school site. These parcels will be assessed for the special benefits they receive from District Ambassador / Security services; Landscaping, Beautification, and Sanitation services; and, for that portion of Policy Development, Management, and Administration services including Office, Insurance, Accounting, and Other supply costs required to provide them at the same rate as private parcels of the same size, location and use. The methodology for these assessments is set forth in this Engineer's Report.

The publicly-owned parcels in the District are listed below:

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$6,282.66         | 1.10%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$38,510.33        | 6.72%         |
|   |              | Total LAUSD               |       | \$44,792.99        | 7.82%         |

The above described public parcels owned by the LAUSD and in use as schools and will only receive services on that frontage that is directly across the street from other street frontage that receives District Services. All such publically owned parcels will be assessed for the proportionate special benefits received.

**Finding 6: “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California.” (From Section 4(b)).**

This report is the “detailed engineer’s report” to support the assessments proposed to be levied within the Melrose Business Improvement District.

**Special Benefit & Assessment Analysis**

A six (6)-step process for determining Melrose assessments has been used as delineated below.

**Step 1: Select “benefit units.”**

Because the assessment against each parcel must reflect the special benefit that parcel derives from the District's improvements and activities, the first step in designing an assessment methodology was to assign "benefit units" to different parcel attributes. The assignment of benefit units reflects the relative levels of benefit discussed in "Finding 3", above.

There are three types of benefit units:

A. Lot Benefit Units:

Each parcel in the District was allocated one Lot Benefit Unit for each square foot of the parcel’s surface area.

B. Improvement Benefit Units:

Each parcel fronting in the District was allocated one Improvement Benefit Unit for each square foot of improvements.

C. Frontage Benefit Units:

Each parcel in the District was allocated one Frontage Benefit Unit for each linear foot of the parcel’s frontage on any street except for those parcels zoned PF and used as public schools by the LAUSD. These parcels will be allocated one Frontage Benefit Unit for each linear foot of Melrose frontage and one Frontage Benefit Unit for each linear foot of other street frontage only for the length that is directly across from other frontage that is included in the District. Fairfax High School will be assigned 816 linear feet of Melrose Avenue frontage and 120 linear feet of Genesee Avenue frontage and 1,160 linear feet of Fairfax Avenue frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. Melrose Elementary School will be assigned 264 linear feet of Melrose frontage and 120 linear feet of Formosa Avenue frontage and 120 linear feet of Detroit Street frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. With

respect to PF zoned parcels, District Services will only be performed on these frontages and no others. District Services will be provided on all frontages of all other District parcels.

**Step 2: Calculate the benefit units for each property.**

The number of each type of benefit unit allocated to each identified benefiting parcel within the Melrose was determined from data obtained from the County of Los Angeles and third party real estate data service providers. These data sources provide Assessor Parcel Numbers, ownership, address, parcel size, gross building size, street front footage, and other needed information. This data provides a basis for calculating property-based assessments. All relevant data being used in assessment calculations has been provided, or attempted to be provided, to each property owner in the District for their review. All known or reported discrepancies or errors have been corrected.

**Step 3: Quantify total basic benefit units.**

In aggregate, for Zone 1 there are 839,403 Lot Benefit Units; 643,653 Improvement Benefit Units; and, 13,644 Frontage Benefit Units. For Zone 2 there are 1,220,826 Lot Benefit Units; 255,722 Improvement Benefit Units; and, 2,590 Frontage Benefit Units. For Zone 3 there are 240,591 Lot Benefit Units; 177,248 Improvement Benefit Units; and, 4,165 Frontage Benefit Units.

**Step 4: Calculate “Basic Benefit Unit Cost” for special benefits.**

The annualized cost of the Services to be provided by the District in Zone 1 during 2019 is \$400,850 per year (before inflation adjustments). \$133,616.65 of these costs will be allocated based on Lot Benefit Units; \$133,616.65 based on Improvement Benefit Units; and \$133,616.65 based on Frontage Benefit Units.

The annualized cost of the Services to be provided by the District in Zone 2 during 2019 is \$44,793 per year (before inflation adjustments). \$14,931.00 of these costs will be allocated based on Lot Benefit Units; \$14,931.00 based on Improvement Benefit Units; and \$14,931.00 based on Frontage Benefit Units.

The annualized cost of the Services to be provided by the District in Zone 3 during 2019 is \$127,164 per year (before inflation adjustments). \$42,388.00 of these costs will be allocated based on Lot Benefit Units; \$42,388.00 based on Improvement Benefit Units; and \$42,388.00 based on Frontage Benefit Units.

The cost per benefit unit for Zone 1, Zone 2, and Zone 3, respectively, is therefore as follows:

A. Lot Benefit Units:

$$\$133,616.65 / 839,403 = \$0.1592 \text{ per Lot Benefit Unit in Zone 1}$$

$$\$14,931.00 / 1,220,826 = \$0.0122 \text{ per Lot Benefit Unit in Zone 2}$$

$$\$42,388.00 / 240,591 = \$0.1762 \text{ per Lot Benefit Unit in Zone 3}$$

B. Improvement Benefit Units:

$$\$133,616.65 / 643,653 = \$0.2076 \text{ per Improvement Benefit Unit in Zone 1}$$

$$\$14,931.00 / 255,722 = \$0.0584 \text{ per Improvement Benefit Unit in Zone 2}$$

$$\$42,388.00 / 177,248 = \$0.2391 \text{ per Improvement Benefit Unit in Zone 3}$$

C. Frontage Benefit Units:

$$\$133,616.65 / 13,644 = \$9.7931 \text{ per Frontage Benefit Unit in Zone 1}$$

$$\$14,931.00 / 2,590 = \$5.7649 \text{ per Frontage Benefit Unit in Zone 2}$$

$$\$42,388.00 / 4,165 = \$10.1772 \text{ per Improvement Benefit Unit in Zone 3}$$

**Step 5: Determine Assessment Formula.**

Combining the calculations from Steps 1 and 4, the assessment formula is therefore:

Zone 1 District assessment formula = (\$0.1592 X square feet of parcel size) + (\$0.2076 X square feet of improvements) + (\$9.7931 X linear feet of frontage).

Zone 2 District assessment formula = (\$0.0122 X square feet of parcel size) + (\$0.0584 X square feet of improvements) + (\$5.7649 X linear feet of frontage).

Zone 3 District assessment formula = (\$0.1762 X square feet of parcel size) + (\$0.2391 X square feet of improvements) + (\$10.1772 X linear feet of frontage).

**Step 6. Spread the Assessments.**

The resultant assessment spread calculations for each parcel within the District are shown in an attachment to this Engineer's Report and were determined by applying the District

assessment formula to each benefiting property. This list of all identified benefiting parcels in the District area delineates each parcel and its benefit units for parcel area, improvement size, and linear street frontage.

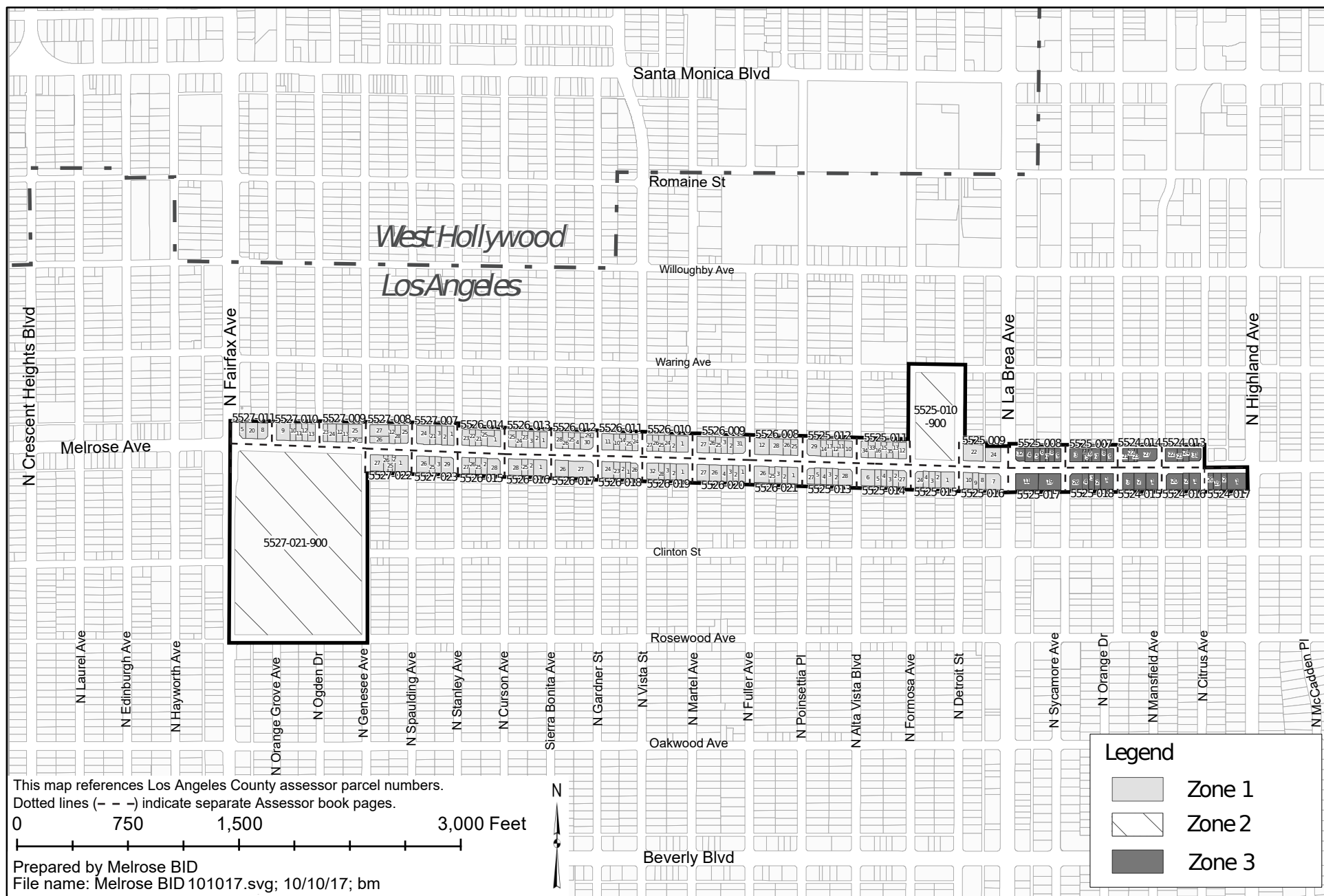
During the ten-year effective term of the District, it is likely that some parcels within the District will be developed with additional commercial improvements or will see the demolition of existing improvements. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in Step 5 on Page ER-11. Pursuant to Government Code Section 53750(h)(3), such recalculation does not constitute an “increase” of assessment that requires the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula is itself changed.

Assessment rates may be adjusted annually by the Owner’s Association to reflect changes in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year.

**ATTACHMENT 1**

**MELROSE PBID PROPERTY INFORMATION**  
**and**  
**ASSESSMENTS FOR 2019**

## Melrose BID Area



**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #1              |                      |                      |                         |           | Year #2              |                      |                      |                         |           |
|--|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|  | 2019                 |                      |                      |                         |           | 2020                 |                      |                      |                         |           |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services            | \$102,592            | \$14,771             | \$32,661             | \$9,576                 | \$159,600 | \$107,721            | \$15,510             | \$34,294             | \$10,055                | \$167,580 |
| B. Landscaping, Sanitation, & Beautification | \$92,564             | \$13,328             | \$29,468             | \$8,640                 | \$144,000 | \$97,192             | \$13,994             | \$30,942             | \$9,072                 | \$151,201 |
| C. Marketing & Promotions                    | \$87,272             | \$0                  | \$27,784             | \$7,344                 | \$122,400 | \$91,636             | \$0                  | \$29,173             | \$7,711                 | \$128,520 |
| D. Public Plaza or Farmers' Market           | \$1,410              | \$0                  | \$0                  | \$90                    | \$1,500   | \$1,481              | \$0                  | \$0                  | \$95                    | \$1,575   |
| E. New Business Attraction                   | \$1,070              | \$0                  | \$340                | \$90                    | \$1,500   | \$1,123              | \$0                  | \$358                | \$95                    | \$1,575   |
| F. Policy Dev, Management & Administration   | \$80,994             | \$11,662             | \$25,785             | \$7,560                 | \$126,000 | \$85,043             | \$12,245             | \$27,074             | \$7,938                 | \$132,300 |
| G. Office, Insurance, Accounting, & Other    | \$34,949             | \$5,032              | \$11,126             | \$3,262                 | \$54,369  | \$36,696             | \$5,284              | \$11,683             | \$3,425                 | \$57,088  |
| <b>TOTAL BUDGET BY ZONE</b>                  | \$400,850            | \$44,793             | \$127,164            | \$36,562                | \$609,369 | \$420,893            | \$47,033             | \$133,523            | \$38,390                | \$639,838 |
| Sub Total                                    | \$572,807            |                      |                      |                         |           | \$601,448            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$609,369            |                      |                      |                         |           | \$639,838            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #3              |                      |                      |                         |                  | Year #4              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2021                 |                      |                      |                         |                  | 2022                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$113,107            | \$16,285             | \$36,009             | \$10,558                | \$175,959        | \$118,763            | \$17,099             | \$37,809             | \$11,085                | \$184,756        |
| B. Landscaping, Sanitation, & Beautification | \$102,052            | \$14,694             | \$32,489             | \$9,526                 | \$158,761        | \$107,154            | \$15,429             | \$34,113             | \$10,002                | \$166,699        |
| C. Marketing & Promotions                    | \$96,218             | \$0                  | \$30,632             | \$8,097                 | \$134,946        | \$101,029            | \$0                  | \$32,163             | \$8,502                 | \$141,693        |
| D. Public Plaza or Farmers' Market           | \$1,555              | \$0                  | \$0                  | \$99                    | \$1,654          | \$1,632              | \$0                  | \$0                  | \$104                   | \$1,736          |
| E. New Business Attraction                   | \$1,179              | \$0                  | \$375                | \$99                    | \$1,654          | \$1,238              | \$0                  | \$394                | \$104                   | \$1,736          |
| F. Policy Dev, Management & Administration   | \$89,295             | \$12,857             | \$28,428             | \$8,335                 | \$138,915        | \$93,760             | \$13,500             | \$29,849             | \$8,752                 | \$145,861        |
| G. Office, Insurance, Accounting, & Other    | \$38,531             | \$5,548              | \$12,267             | \$3,597                 | \$59,942         | \$40,458             | \$5,825              | \$12,880             | \$3,776                 | \$62,939         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$441,937</b>     | <b>\$49,384</b>      | <b>\$140,199</b>     | <b>\$40,310</b>         | <b>\$671,830</b> | <b>\$464,034</b>     | <b>\$51,853</b>      | <b>\$147,209</b>     | <b>\$42,325</b>         | <b>\$705,422</b> |
| Sub Total                                    | \$631,520            |                      |                      |                         |                  | \$663,096            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$671,830            |                      |                      |                         |                  | \$705,422            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #5              |                      |                      |                         |                  | Year #6              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2023                 |                      |                      |                         |                  | 2024                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$124,701            | \$17,954             | \$39,699             | \$11,640                | \$193,994        | \$130,936            | \$18,852             | \$41,684             | \$12,222                | \$203,694        |
| B. Landscaping, Sanitation, & Beautification | \$112,512            | \$16,200             | \$35,819             | \$10,502                | \$175,033        | \$118,138            | \$17,010             | \$37,610             | \$11,027                | \$183,785        |
| C. Marketing & Promotions                    | \$106,080            | \$0                  | \$33,771             | \$8,927                 | \$148,778        | \$111,384            | \$0                  | \$35,460             | \$9,373                 | \$156,217        |
| D. Public Plaza or Farmers' Market           | \$1,714              | \$0                  | \$0                  | \$109                   | \$1,823          | \$1,800              | \$0                  | \$0                  | \$115                   | \$1,914          |
| E. New Business Attraction                   | \$1,300              | \$0                  | \$414                | \$109                   | \$1,823          | \$1,365              | \$0                  | \$435                | \$115                   | \$1,914          |
| F. Policy Dev, Management & Administration   | \$98,448             | \$14,175             | \$31,342             | \$9,189                 | \$153,154        | \$103,371            | \$14,884             | \$32,909             | \$9,649                 | \$160,812        |
| G. Office, Insurance, Accounting, & Other    | \$42,481             | \$6,116              | \$13,524             | \$3,965                 | \$66,086         | \$44,605             | \$6,422              | \$14,200             | \$4,163                 | \$69,391         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$487,236</b>     | <b>\$54,446</b>      | <b>\$154,569</b>     | <b>\$44,442</b>         | <b>\$740,693</b> | <b>\$511,598</b>     | <b>\$57,168</b>      | <b>\$162,298</b>     | <b>\$46,664</b>         | <b>\$777,727</b> |
| Sub Total                                    | \$696,251            |                      |                      |                         |                  | \$731,064            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | <b>\$740,693</b>     |                      |                      |                         |                  | <b>\$777,727</b>     |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #7              |                      |                      |                         |                  | Year #8              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2025                 |                      |                      |                         |                  | 2026                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$137,483            | \$19,795             | \$43,769             | \$12,833                | \$213,879        | \$144,357            | \$20,784             | \$45,957             | \$13,474                | \$224,573        |
| B. Landscaping, Sanitation, & Beautification | \$124,045            | \$17,861             | \$39,490             | \$11,578                | \$192,974        | \$130,247            | \$18,754             | \$41,465             | \$12,157                | \$202,623        |
| C. Marketing & Promotions                    | \$116,953            | \$0                  | \$37,233             | \$9,842                 | \$164,028        | \$122,801            | \$0                  | \$39,094             | \$10,334                | \$172,229        |
| D. Public Plaza or Farmers' Market           | \$1,890              | \$0                  | \$0                  | \$121                   | \$2,010          | \$1,984              | \$0                  | \$0                  | \$127                   | \$2,111          |
| E. New Business Attraction                   | \$1,433              | \$0                  | \$456                | \$121                   | \$2,010          | \$1,505              | \$0                  | \$479                | \$127                   | \$2,111          |
| F. Policy Dev, Management & Administration   | \$108,539            | \$15,628             | \$34,554             | \$10,131                | \$168,853        | \$113,966            | \$16,410             | \$36,282             | \$10,638                | \$177,295        |
| G. Office, Insurance, Accounting, & Other    | \$46,835             | \$6,743              | \$14,910             | \$4,372                 | \$72,860         | \$49,177             | \$7,080              | \$15,656             | \$4,590                 | \$76,503         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$537,178</b>     | <b>\$60,027</b>      | <b>\$170,413</b>     | <b>\$48,997</b>         | <b>\$816,614</b> | <b>\$564,036</b>     | <b>\$63,028</b>      | <b>\$178,933</b>     | <b>\$51,447</b>         | <b>\$857,445</b> |
| Sub Total                                    | \$767,617            |                      |                      |                         |                  | \$805,998            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$816,614            |                      |                      |                         |                  | \$857,445            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #9              |                      |                      |                         |                  | Year #10             |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2027                 |                      |                      |                         |                  | 2028                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$151,575            | \$21,823             | \$48,255             | \$14,148                | \$235,801        | \$159,154            | \$22,915             | \$50,668             | \$14,855                | \$247,591        |
| B. Landscaping, Sanitation, & Beautification | \$136,759            | \$19,692             | \$43,538             | \$12,765                | \$212,754        | \$143,597            | \$20,676             | \$45,715             | \$13,404                | \$223,392        |
| C. Marketing & Promotions                    | \$128,941            | \$0                  | \$41,049             | \$10,850                | \$180,841        | \$135,388            | \$0                  | \$43,102             | \$11,393                | \$189,883        |
| D. Public Plaza or Farmers' Market           | \$2,083              | \$0                  | \$0                  | \$133                   | \$2,216          | \$2,187              | \$0                  | \$0                  | \$140                   | \$2,327          |
| E. New Business Attraction                   | \$1,580              | \$0                  | \$503                | \$133                   | \$2,216          | \$1,659              | \$0                  | \$528                | \$140                   | \$2,327          |
| F. Policy Dev, Management & Administration   | \$119,664            | \$17,230             | \$38,096             | \$11,170                | \$186,160        | \$125,648            | \$18,092             | \$40,001             | \$11,728                | \$195,468        |
| G. Office, Insurance, Accounting, & Other    | \$51,636             | \$7,434              | \$16,438             | \$4,820                 | \$80,328         | \$54,217             | \$7,806              | \$17,260             | \$5,061                 | \$84,345         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$592,238</b>     | <b>\$66,180</b>      | <b>\$187,880</b>     | <b>\$54,019</b>         | <b>\$900,317</b> | <b>\$621,850</b>     | <b>\$69,489</b>      | <b>\$197,274</b>     | <b>\$56,720</b>         | <b>\$945,333</b> |
| Sub Total                                    | \$846,298            |                      |                      |                         |                  | \$888,613            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$900,317            |                      |                      |                         |                  | \$945,333            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

10 Years

Item

Totals

| Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals |
|----------------------|----------------------|----------------------|-------------------------|--------|
|----------------------|----------------------|----------------------|-------------------------|--------|

**ANNUAL BUDGET COSTS**

|  |             |           |           |           |             |
|--|-------------|-----------|-----------|-----------|-------------|
| A. Ambassador / Security Services            | \$1,290,389 | \$185,788 | \$410,804 | \$120,446 | \$2,007,427 |
| B. Landscaping, Sanitation, & Beautification | \$1,164,261 | \$167,638 | \$370,650 | \$108,673 | \$1,811,222 |
| C. Marketing & Promotions                    | \$1,097,701 | \$0       | \$349,461 | \$92,372  | \$1,539,534 |
| D. Public Plaza or Farmers' Market           | \$17,735    | \$0       | \$0       | \$1,132   | \$18,867    |
| E. New Business Attraction                   | \$13,452    | \$0       | \$4,283   | \$1,132   | \$18,867    |
| F. Policy Dev, Management & Administration   | \$1,018,728 | \$146,683 | \$324,319 | \$95,089  | \$1,584,819 |
| G. Office, Insurance, Accounting, & Other    | \$439,585   | \$63,291  | \$139,944 | \$41,031  | \$683,851   |

**TOTAL BUDGET BY ZONE**

|             |           |             |           |             |
|-------------|-----------|-------------|-----------|-------------|
| \$5,041,850 | \$563,401 | \$1,599,461 | \$459,875 | \$7,664,588 |
|-------------|-----------|-------------|-----------|-------------|

Sub Total

\$7,204,713

**GRAND TOTAL PBID BUDGET**

\$7,664,588

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

End.

MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

| #                         | APN          | PROPERTY OWNER  | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|---------------------------|--------------|---|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| Zone 1 Fairfax to La Brea |              |   |                |                              |                        |                  |                              |                        |                   |                           |                            |                      |                             |            |
| 1                         | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                   | 14,636         | 14,636                       | \$2,329.77             | 7,629            | 7,629                        | \$1,583.71             | 133               | 110                       | 243                        | \$2,379.72           | \$6,293.20                  | 1.10%      |
| 2                         | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                     | 10,411         | 10,411                       | \$1,657.23             | 2,008            | 2,008                        | \$416.84               | 105               | 101                       | 206                        | \$2,017.37           | \$4,091.44                  | 0.71%      |
| 3                         | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                 | 5,924          | 5,924                        | \$942.99               | 8,913            | 8,913                        | \$1,850.26             | 54                | 110                       | 164                        | \$1,606.06           | \$4,399.31                  | 0.77%      |
| 4                         | 5525-011-013 | HAGER DAVID AND JUDITH                                      | 4,400          | 4,400                        | \$700.39               | 4,600            | 4,600                        | \$954.92               | 40                |                           | 40                         | \$391.72             | \$2,047.04                  | 0.36%      |
| 5                         | 5525-011-015 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$700.39               | 2,272            | 2,272                        | \$471.65               | 40                |                           | 40                         | \$391.72             | \$1,563.76                  | 0.27%      |
| 6                         | 5525-011-016 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$700.39               | 2,400            | 2,400                        | \$498.22               | 40                |                           | 40                         | \$391.72             | \$1,590.34                  | 0.28%      |
| 7                         | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST               | 5,053          | 5,053                        | \$804.34               | 3,756            | 3,756                        | \$779.71               | 46                |                           | 46                         | \$450.48             | \$2,034.53                  | 0.36%      |
| 8                         | 5525-011-034 | KREGLER ETEKA M TRUST ETEKA M KREGLER TRUST                 | 5,271          | 5,271                        | \$839.04               | 1,462            | 1,462                        | \$303.50               | 48                | 110                       | 158                        | \$1,547.31           | \$2,689.84                  | 0.47%      |
| 9                         | 5525-011-035 | 7213 MELROSE LLC  | 4,400          | 4,400                        | \$700.39               | 2,272            | 2,272                        | \$471.65               | 40                |                           | 40                         | \$391.72             | \$1,563.76                  | 0.27%      |
| 10                        | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                                | 5,924          | 5,924                        | \$942.99               | 12,240           | 12,240                       | \$2,540.92             | 54                | 110                       | 164                        | \$1,606.06           | \$5,089.96                  | 0.89%      |
| 11                        | 5525-012-011 | KERMANI BENJAMIN  | 4,400          | 4,400                        | \$700.39               | 2,855            | 2,855                        | \$592.67               | 40                |                           | 40                         | \$391.72             | \$1,684.79                  | 0.29%      |
| 12                        | 5525-012-012 | 7261 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.39               | 3,904            | 3,904                        | \$810.44               | 40                |                           | 40                         | \$391.72             | \$1,902.55                  | 0.33%      |
| 13                        | 5525-012-013 | 7265 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.39               | 3,960            | 3,960                        | \$822.06               | 40                |                           | 40                         | \$391.72             | \$1,914.18                  | 0.33%      |
| 14                        | 5525-012-014 | WERKOW STEVEN A ET AL                                       | 4,400          | 4,400                        | \$700.39               | 4,000            | 4,000                        | \$830.36               | 40                |                           | 40                         | \$391.72             | \$1,922.48                  | 0.34%      |
| 15                        | 5525-012-029 | BEHNIU LP   | 9,780          | 9,780                        | \$1,556.79             | 4,190            | 4,190                        | \$869.81               | 90                | 103                       | 193                        | \$1,890.06           | \$4,316.66                  | 0.75%      |
| 16                        | 5525-013-002 | 1040 N WESTERN LLC  | 4,400          | 4,400                        | \$700.39               | 4,240            | 4,240                        | \$880.19               | 40                |                           | 40                         | \$391.72             | \$1,972.30                  | 0.34%      |
| 17                        | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$700.39               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 18                        | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$700.39               | 6,008            | 6,008                        | \$1,247.21             | 40                |                           | 40                         | \$391.72             | \$2,339.32                  | 0.41%      |
| 19                        | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                    | 4,400          | 4,400                        | \$700.39               | 3,904            | 3,904                        | \$810.44               | 40                |                           | 40                         | \$391.72             | \$1,902.55                  | 0.33%      |
| 20                        | 5525-013-027 | GROUNDINGS CORPORATION                                      | 5,576          | 5,576                        | \$887.59               | 4,843            | 4,843                        | \$1,005.36             | 48                | 103                       | 151                        | \$1,478.75           | \$3,371.71                  | 0.59%      |
| 21                        | 5525-013-028 | SIP 4500 LLC  | 9,990          | 9,990                        | \$1,590.21             | 11,368           | 11,368                       | \$2,359.90             | 90                | 103                       | 193                        | \$1,890.06           | \$5,840.17                  | 1.02%      |
| 22                        | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                         | 4,400          | 4,400                        | \$700.39               | 2,054            | 2,054                        | \$426.39               | 40                |                           | 40                         | \$391.72             | \$1,518.51                  | 0.27%      |
| 23                        | 5525-014-003 | N AND H PARTNERS LLC  | 4,400          | 4,400                        | \$700.39               | 2,081            | 2,081                        | \$432.00               | 40                |                           | 40                         | \$391.72             | \$1,524.11                  | 0.27%      |
| 24                        | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                        | 4,400          | 4,400                        | \$700.39               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 25                        | 5525-014-005 | SANDO PLACE LLC   | 4,400          | 4,400                        | \$700.39               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 26                        | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                   | 10,324         | 10,324                       | \$1,643.38             | 6,226            | 6,226                        | \$1,292.46             | 94                | 110                       | 204                        | \$1,997.79           | \$4,933.63                  | 0.86%      |
| 27                        | 5525-014-027 | 7200 MELROSE LLC  | 5,828          | 5,828                        | \$927.70               | 5,241            | 5,241                        | \$1,087.99             | 50                | 106                       | 156                        | \$1,527.72           | \$3,543.41                  | 0.62%      |
| 28                        | 5525-015-001 | 7150 MELROSE LLC  | 10,106         | 10,106                       | \$1,608.68             | 5,488            | 5,488                        | \$1,139.26             | 92                | 110                       | 202                        | \$1,978.20           | \$4,726.14                  | 0.83%      |
| 29                        | 5525-015-002 | FADLON ASHER AND CARMELA                                    | 4,400          | 4,400                        | \$700.39               | 4,000            | 4,000                        | \$830.36               | 40                |                           | 40                         | \$391.72             | \$1,922.48                  | 0.34%      |
| 30                        | 5525-015-003 | 7 MELROSE LLC   | 4,400          | 4,400                        | \$700.39               | 6,008            | 6,008                        | \$1,247.21             | 40                |                           | 40                         | \$391.72             | \$2,339.32                  | 0.41%      |
| 31                        | 5525-015-004 | ONE WAY REAL ESTATE LLC                                     | 4,400          | 4,400                        | \$700.39               | 3,380            | 3,380                        | \$701.66               | 40                |                           | 40                         | \$391.72             | \$1,793.78                  | 0.31%      |
| 32                        | 5525-015-024 | 7174 MELROSE AVENUE LLC                                     | 5,502          | 5,502                        | \$875.81               | 4,645            | 4,645                        | \$964.26               | 48                | 103                       | 151                        | \$1,478.75           | \$3,318.83                  | 0.58%      |
| 33                        | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                        | 10,585         | 10,585                       | \$1,684.93             | 0                | 0                            | \$0.00                 | 96                | 103                       | 199                        | \$1,948.82           | \$3,633.75                  | 0.63%      |
| 34                        | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                        | 5,358          | 5,358                        | \$852.89               | 0                | 0                            | \$0.00                 | 50                |                           | 50                         | \$489.65             | \$1,342.54                  | 0.23%      |
| 35                        | 5525-016-009 | JORDAN EDD M  | 4,400          | 4,400                        | \$700.39               | 3,459            | 3,459                        | \$718.06               | 40                |                           | 40                         | \$391.72             | \$1,810.18                  | 0.32%      |
| 36                        | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS                | 6,926          | 6,926                        | \$1,102.48             | 4,744            | 4,744                        | \$984.81               | 63                | 110                       | 173                        | \$1,694.20           | \$3,781.50                  | 0.66%      |
| 37                        | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                            | 11,021         | 11,021                       | \$1,754.33             | 4,063            | 4,063                        | \$843.44               | 100               | 110                       | 210                        | \$2,056.54           | \$4,654.32                  | 0.81%      |
| 38                        | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                  | 5,401          | 5,401                        | \$859.73               | 6,587            | 6,587                        | \$1,367.40             | 49                | 110                       | 159                        | \$1,557.10           | \$3,784.24                  | 0.66%      |
| 39                        | 5526-008-026 | GROUNDINGS  | 5,401          | 5,401                        | \$859.73               | 4,900            | 4,900                        | \$1,017.20             | 49                |                           | 49                         | \$479.86             | \$2,356.79                  | 0.41%      |
| 40                        | 5526-008-028 | MELROSE ASPIRATIONS LLC                                     | 10,530         | 10,530                       | \$1,676.17             | 10,911           | 10,911                       | \$2,265.03             | 96                |                           | 96                         | \$940.13             | \$4,881.33                  | 0.85%      |
| 41                        | 5526-009-002 | 7361 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.39               | 6,240            | 6,240                        | \$1,295.37             | 40                |                           | 40                         | \$391.72             | \$2,387.49                  | 0.42%      |
| 42                        | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$700.39               | 2,960            | 2,960                        | \$614.47               | 40                |                           | 40                         | \$391.72             | \$1,706.59                  | 0.30%      |
| 43                        | 5526-009-025 | COLABELLA PROPERTIES  | 4,400          | 4,400                        | \$700.39               | 3,840            | 3,840                        | \$797.15               | 40                |                           | 40                         | \$391.72             | \$1,889.27                  | 0.33%      |
| 44                        | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                   | 4,400          | 4,400                        | \$700.39               | 3,240            | 3,240                        | \$672.60               | 40                |                           | 40                         | \$391.72             | \$1,764.71                  | 0.31%      |
| 45                        | 5526-009-027 | WINETT KENNETH R TRUST                                      | 9,365          | 9,365                        | \$1,490.73             | 8,006            | 8,006                        | \$1,661.97             | 85                | 110                       | 195                        | \$1,909.65           | \$5,062.35                  | 0.88%      |
| 46                        | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST               | 8,939          | 8,939                        | \$1,422.92             | 6,072            | 6,072                        | \$1,260.49             | 80                | 103                       | 183                        | \$1,792.13           | \$4,475.54                  | 0.78%      |
| 47                        | 5526-010-001 | JEJEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 8,799          | 8,799                        | \$1,400.63             | 5,280            | 5,280                        | \$1,096.08             | 80                | 110                       | 190                        | \$1,860.68           | \$4,357.39                  | 0.76%      |
| 48                        | 5526-010-002 | JEJEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 4,400          | 4,400                        | \$700.39               | 5,125            | 5,125                        | \$1,063.90             | 40                |                           | 40                         | \$391.72             | \$2,156.02                  | 0.38%      |
| 49                        | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$700.39               | 4,194            | 4,194                        | \$870.64               | 40                |                           | 40                         | \$391.72             | \$1,962.75                  | 0.34%      |
| 50                        | 5526-010-025 | BRS LLC   | 4,400          | 4,400                        | \$700.39               | 2,000            | 2,000                        | \$415.18               | 40                |                           | 40                         | \$391.72             | \$1,507.30                  | 0.26%      |
| 51                        | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                         | 4,400          | 4,400                        | \$700.39               | 2,635            | 2,635                        | \$547.00               | 40                |                           | 40                         | \$391.72             | \$1,639.12                  | 0.29%      |
| 52                        | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                              | 4,400          | 4,400                        | \$700.39               | 1,592            | 1,592                        | \$330.49               | 40                | 110                       | 150                        | \$1,468.96           | \$2,499.84                  | 0.44%      |
| 53                        | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                  | 4,400          | 4,400                        | \$700.39               | 4,210            | 4,210                        | \$873.96               | 40                |                           | 40                         | \$391.72             | \$1,966.08                  | 0.34%      |
| 54                        | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                  | 8,799          | 8,799                        | \$1,400.63             | 14,140           | 14,140                       | \$2,935.34             | 80                | 110                       | 190                        | \$1,860.68           | \$6,196.65                  | 1.08%      |
| 55                        | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST          | 4,530          | 4,530                        | \$721.09               | 2,688            | 2,688                        | \$558.00               | 41                |                           | 41                         | \$401.52             | \$1,680.61                  | 0.29%      |
| 56                        | 5526-011-024 | 7449 MELROSE LLC  | 4,113          | 4,113                        | \$654.71               | 4,134            | 4,134                        | \$858.18               | 37                | 110                       | 147                        | \$1,439.58           | \$2,952.47                  | 0.52%      |
| 57                        | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                       | 4,966          | 4,966                        | \$790.49               | 3,680            | 3,680                        | \$763.94               | 45                |                           | 45                         | \$440.69             | \$1,995.11                  | 0.35%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #   | APN          | PROPERTY OWNER   | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----|--------------|--|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 58  | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 4,400          | 4,400                        | \$700.39               | 2,257            | 2,257                        | \$468.53               | 40                |                           | 40                         | \$391.72             | \$1,560.65                  | 0.27%      |
| 59  | 5526-012-025 | JOLIE MELROSE LLC  | 4,400          | 4,400                        | \$700.39               | 1,730            | 1,730                        | \$359.13               | 40                |                           | 40                         | \$391.72             | \$1,451.25                  | 0.25%      |
| 60  | 5526-012-026 | HERSON PROPERTIES LLC                                      | 4,400          | 4,400                        | \$700.39               | 5,349            | 5,349                        | \$1,110.40             | 40                |                           | 40                         | \$391.72             | \$2,202.52                  | 0.38%      |
| 61  | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 5,489          | 5,489                        | \$873.74               | 3,907            | 3,907                        | \$811.06               | 50                | 110                       | 160                        | \$1,566.89           | \$3,251.69                  | 0.57%      |
| 62  | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 2,701          | 2,701                        | \$429.95               | 2,832            | 2,832                        | \$587.90               | 0                 | 30                        | 30                         | \$293.79             | \$1,311.64                  | 0.23%      |
| 63  | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 6,826          | 6,826                        | \$1,086.57             | 3,794            | 3,794                        | \$787.60               | 83                | 73                        | 156                        | \$1,527.72           | \$3,401.89                  | 0.59%      |
| 64  | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 5,489          | 5,489                        | \$873.74               | 6,763            | 6,763                        | \$1,403.94             | 50                | 110                       | 160                        | \$1,566.89           | \$3,844.57                  | 0.67%      |
| 65  | 5526-013-002 | BUTZ RICHARD COMPANY TRUST BUTZ FAMILY TRUST               | 4,400          | 4,400                        | \$700.39               | 3,866            | 3,866                        | \$802.55               | 40                |                           | 40                         | \$391.72             | \$1,894.66                  | 0.33%      |
| 66  | 5526-013-003 | 7561 MELROSE LLC   | 4,400          | 4,400                        | \$700.39               | 2,800            | 2,800                        | \$581.26               | 40                |                           | 40                         | \$391.72             | \$1,673.37                  | 0.29%      |
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                       | 4,400          | 4,400                        | \$700.39               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC             | 4,400          | 4,400                        | \$700.39               | 3,680            | 3,680                        | \$763.94               | 40                |                           | 40                         | \$391.72             | \$1,856.05                  | 0.32%      |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                               | 5,489          | 5,489                        | \$873.74               | 7,397            | 7,397                        | \$1,535.55             | 50                | 110                       | 160                        | \$1,566.89           | \$3,976.19                  | 0.69%      |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN        | 7,971          | 7,971                        | \$1,268.83             | 5,400            | 5,400                        | \$1,120.99             | 90                | 110                       | 200                        | \$1,958.61           | \$4,348.43                  | 0.76%      |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                               | 4,400          | 4,400                        | \$700.39               | 3,840            | 3,840                        | \$797.15               | 40                |                           | 40                         | \$391.72             | \$1,889.27                  | 0.33%      |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND          | 4,400          | 4,400                        | \$700.39               | 4,800            | 4,800                        | \$996.44               | 40                |                           | 40                         | \$391.72             | \$2,088.55                  | 0.36%      |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                  | 5,350          | 5,350                        | \$851.62               | 3,474            | 3,474                        | \$721.17               | 50                | 107                       | 157                        | \$1,537.51           | \$3,110.30                  | 0.54%      |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                               | 6,199          | 6,199                        | \$986.76               | 4,200            | 4,200                        | \$871.88               | 40                |                           | 40                         | \$391.72             | \$2,250.37                  | 0.39%      |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                         | 4,400          | 4,400                        | \$700.39               | 3,800            | 3,800                        | \$788.85               | 40                |                           | 40                         | \$391.72             | \$1,880.96                  | 0.33%      |
| 76  | 5526-015-025 | MELROSE RENTALS LLC  | 4,400          | 4,400                        | \$700.39               | 2,400            | 2,400                        | \$498.22               | 40                |                           | 40                         | \$391.72             | \$1,590.34                  | 0.28%      |
| 77  | 5526-015-026 | MONTI NAPOLEONE INC  | 4,400          | 4,400                        | \$700.39               | 4,000            | 4,000                        | \$830.36               | 40                |                           | 40                         | \$391.72             | \$1,922.48                  | 0.34%      |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                                 | 5,500          | 5,500                        | \$875.49               | 2,304            | 2,304                        | \$478.29               | 50                | 110                       | 160                        | \$1,566.89           | \$2,920.67                  | 0.51%      |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR     | 9,278          | 9,278                        | \$1,476.88             | 14,626           | 14,626                       | \$3,036.23             | 84                | 103                       | 187                        | \$1,831.30           | \$6,344.41                  | 1.11%      |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST      | 9,888          | 9,888                        | \$1,573.98             | 5,681            | 5,681                        | \$1,179.33             | 90                | 110                       | 200                        | \$1,958.61           | \$4,711.92                  | 0.82%      |
| 81  | 5526-016-002 | SIDON INC  | 4,400          | 4,400                        | \$700.39               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 82  | 5526-016-025 | FISCH PROPERTIES LP  | 4,400          | 4,400                        | \$700.39               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 83  | 5526-016-028 | FISCH PROPERTIES LP  | 9,888          | 9,888                        | \$1,573.98             | 5,205            | 5,205                        | \$1,080.51             | 90                | 110                       | 200                        | \$1,958.61           | \$4,613.10                  | 0.81%      |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                     | 9,900          | 9,900                        | \$1,575.89             | 5,292            | 5,292                        | \$1,098.57             | 90                | 110                       | 200                        | \$1,958.61           | \$4,633.07                  | 0.81%      |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                  | 17,860         | 17,860                       | \$2,842.97             | 15,546           | 15,546                       | \$3,227.21             | 163               | 103                       | 266                        | \$2,604.96           | \$8,675.13                  | 1.51%      |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 3,528          | 3,528                        | \$561.59               | 2,990            | 2,990                        | \$620.70               | 32                |                           | 32                         | \$313.38             | \$1,495.66                  | 0.26%      |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 1,760            | 1,760                        | \$365.36               | 40                |                           | 40                         | \$391.72             | \$1,492.02                  | 0.26%      |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 4,559            | 4,559                        | \$946.41               | 40                |                           | 40                         | \$391.72             | \$2,073.07                  | 0.36%      |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                      | 9,017          | 9,017                        | \$1,435.33             | 5,995            | 5,995                        | \$1,244.51             | 82                | 110                       | 192                        | \$1,880.27           | \$4,560.11                  | 0.80%      |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                         | 5,236          | 5,236                        | \$833.47               | 5,637            | 5,637                        | \$1,170.19             | 46                | 103                       | 149                        | \$1,459.17           | \$3,462.83                  | 0.60%      |
| 91  | 5526-019-001 | JANCSO JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCSO TR   | 8,799          | 8,799                        | \$1,400.63             | 12,410           | 12,410                       | \$2,576.21             | 80                | 110                       | 190                        | \$1,860.68           | \$5,837.52                  | 1.02%      |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.39               | 1,844            | 1,844                        | \$382.80               | 40                |                           | 40                         | \$391.72             | \$1,474.92                  | 0.26%      |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.39               | 4,020            | 4,020                        | \$834.52               | 40                |                           | 40                         | \$391.72             | \$1,926.63                  | 0.34%      |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.39               | 3,411            | 3,411                        | \$708.09               | 40                |                           | 40                         | \$391.72             | \$1,800.21                  | 0.31%      |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                  | 8,799          | 8,799                        | \$1,400.63             | 6,966            | 6,966                        | \$1,446.08             | 80                | 110                       | 190                        | \$1,860.68           | \$4,707.39                  | 0.82%      |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                    | 4,950          | 4,950                        | \$787.94               | 2,352            | 2,352                        | \$488.25               | 45                | 110                       | 155                        | \$1,517.93           | \$2,794.12                  | 0.49%      |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                                 | 4,400          | 4,400                        | \$700.39               | 3,920            | 3,920                        | \$813.76               | 40                |                           | 40                         | \$391.72             | \$1,905.87                  | 0.33%      |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST        | 4,400          | 4,400                        | \$700.39               | 3,510            | 3,510                        | \$728.64               | 40                |                           | 40                         | \$391.72             | \$1,820.76                  | 0.32%      |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                       | 4,400          | 4,400                        | \$700.39               | 3,808            | 3,808                        | \$790.51               | 40                |                           | 40                         | \$391.72             | \$1,882.62                  | 0.33%      |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                      | 8,800          | 8,800                        | \$1,400.79             | 6,000            | 6,000                        | \$1,245.55             | 80                |                           | 80                         | \$783.45             | \$3,429.78                  | 0.60%      |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                                 | 9,365          | 9,365                        | \$1,490.73             | 6,536            | 6,536                        | \$1,356.82             | 85                | 110                       | 195                        | \$1,909.65           | \$4,757.19                  | 0.83%      |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7,362          | 7,362                        | \$1,171.89             | 7,370            | 7,370                        | \$1,529.95             | 67                | 110                       | 177                        | \$1,733.37           | \$4,435.21                  | 0.77%      |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 4,400          | 4,400                        | \$700.39               | 3,620            | 3,620                        | \$751.48               | 40                |                           | 40                         | \$391.72             | \$1,843.60                  | 0.32%      |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS                | 5,184          | 5,184                        | \$825.19               | 5,170            | 5,170                        | \$1,073.25             | 47                |                           | 47                         | \$460.27             | \$2,358.71                  | 0.41%      |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERP      | 4,269          | 4,269                        | \$679.54               | 3,520            | 3,520                        | \$730.72               | 40                |                           | 40                         | \$391.72             | \$1,801.99                  | 0.31%      |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST        | 11,021         | 11,021                       | \$1,754.33             | 7,865            | 7,865                        | \$1,632.70             | 100               | 110                       | 210                        | \$2,056.54           | \$5,443.58                  | 0.95%      |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                        | 5,800          | 5,800                        | \$923.25               | 4,014            | 4,014                        | \$833.27               | 44                | 131                       | 175                        | \$1,713.79           | \$3,470.31                  | 0.61%      |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLA     | 5,184          | 5,184                        | \$825.19               | 4,400            | 4,400                        | \$913.40               | 40                |                           | 40                         | \$391.72             | \$2,130.32                  | 0.37%      |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                                | 5,140          | 5,140                        | \$818.19               | 7,316            | 7,316                        | \$1,518.74             | 40                |                           | 40                         | \$391.72             | \$2,728.65                  | 0.48%      |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                         | 5,140          | 5,140                        | \$818.19               | 2,850            | 2,850                        | \$591.63               | 40                |                           | 40                         | \$391.72             | \$1,801.55                  | 0.31%      |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                    | 11,220         | 11,220                       | \$1,786.01             | 286              | 286                          | \$59.37                | 86                | 119                       | 205                        | \$2,007.58           | \$3,852.96                  | 0.67%      |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                                 | 4,966          | 4,966                        | \$790.49               | 6,400            | 6,400                        | \$1,328.58             | 40                |                           | 40                         | \$391.72             | \$2,510.80                  | 0.44%      |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                  | 6,040          | 6,040                        | \$961.45               | 2,622            | 2,622                        | \$544.30               | 46                | 122                       | 168                        | \$1,645.24           | \$3,150.99                  | 0.55%      |
| 114 | 5527-008-026 | 499 CANON LLC  | 5,937          | 5,937                        | \$945.06               | 6,954            | 6,954                        | \$1,443.59             | 130               | 44                        | 174                        | \$1,703.99           | \$4,092.64                  | 0.71%      |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR       | 10,097         | 10,097                       | \$1,607.25             | 8,937            | 7,067                        | \$1,467.05             | 0                 | 79                        | 79                         | \$773.65             | \$3,847.95                  | 0.67%      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST            | 4,879          | 4,879                        | \$776.64               | 1,610            | 1,610                        | \$334.22               | 40                |                           | 40                         | \$391.72             | \$1,502.59                  | 0.26%      |
| 117 | 5527-009-012 | FADLON ISACK   | 4,792          | 4,792                        | \$762.79               | 0                | 0                            | \$0.00                 | 40                |                           | 40                         | \$391.72             | \$1,154.52                  | 0.20%      |
| 118 | 5527-009-013 | FADLON ISACK   | 4,835          | 4,835                        | \$769.64               | 7,890            | 7,890                        | \$1,637.89             | 40                |                           | 40                         | \$391.72             | \$2,799.25                  | 0.49%      |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST                | 3,572          | 3,572                        | \$568.59               | 2,152            | 2,152                        | \$446.74               | 30                | 119                       | 149                        | \$1,459.17           | \$2,474.50                  | 0.43%      |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                   | 7,144          | 7,144                        | \$1,137.19             | 4,176            | 4,176                        | \$866.90               | 60                |                           | 60                         | \$587.58             | \$2,591.67                  | 0.45%      |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                        | 8,189          | 8,189                        | \$1,303.53             | 8,358            | 6,610                        | \$1,372.18             | 0                 | 91                        | 91                         | \$891.17             | \$3,566.88                  | 0.62%      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                   | 2,701          | 2,701                        | \$429.95               | 4,740            | 4,740                        | \$983.98               | 91                | 31                        | 122                        | \$1,194.75           | \$2,608.68                  | 0.46%      |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                          | 10,367         | 10,367                       | \$1,650.23             | 7,852            | 7,852                        | \$1,630.01             | 90                | 115                       | 205                        | \$2,007.58           | \$5,287.81                  | 0.92%      |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                     | 4,661          | 4,661                        | \$741.94               | 5,506            | 5,506                        | \$1,143.00             | 40                |                           | 40                         | \$391.72             | \$2,276.66                  | 0.40%      |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                        | 4,661          | 4,661                        | \$741.94               | 4,240            | 4,240                        | \$880.19               | 40                |                           | 40                         | \$391.72             | \$2,013.85                  | 0.35%      |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                   | 4,661          | 4,661                        | \$741.94               | 3,338            | 3,338                        | \$692.94               | 40                |                           | 40                         | \$391.72             | \$1,826.60                  | 0.32%      |
| 127 | 5527-010-013 | GOLBARI LLC  | 5,881          | 5,881                        | \$936.14               | 8,160            | 8,160                        | \$1,693.94             | 50                | 118                       | 168                        | \$1,645.24           | \$4,275.32                  | 0.75%      |
| 128 | 5527-011-005 | MELPAX HOLDINGS LLC  | 3,645          | 3,645                        | \$580.21               | 3,600            | 3,600                        | \$747.33               | 31                | 105                       | 136                        | \$1,331.86           | \$2,659.40                  | 0.46%      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                             | 8,102          | 8,102                        | \$1,289.68             | 1,000            | 1,000                        | \$207.59               | 68                | 102                       | 170                        | \$1,664.82           | \$3,162.09                  | 0.55%      |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                      | 8,102          | 8,102                        | \$1,370.54             | 1,000            | 1,000                        | \$207.59               | 80                |                           | 80                         | \$783.45             | \$2,361.58                  | 0.41%      |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 9,801          | 9,801                        | \$1,560.13             | 6,256            | 6,256                        | \$1,298.69             | 89                | 110                       | 199                        | \$1,948.82           | \$4,807.64                  | 0.84%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #                 | APN          | PROPERTY OWNER                                       |
|-------------------|--------------|--|
| 132               | 5527-022-002 | K G MELROSE PROPERTIES LLC                           |
| 133               | 5527-022-025 | K G MELROSE PROPERTIES LLC                           |
| 134               | 5527-022-026 | K G MELROSE PROPERTIES LLC                           |
| 135               | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                         |
| 136               | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES RO |
| 137               | 5527-023-025 | D A D E S INC  |
| 138               | 5527-023-026 | YOUNG ISRAEL OF L A                                  |
| 139               | 5527-023-029 | 7650 MELROSE LLC                                     |
| Zone 1 Sub Totals |              |  |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 2,222          | 2,222                        | \$353.70               |
| 3,311          | 3,311                        | \$527.05               |
| 3,311          | 3,311                        | \$527.05               |
| 9,801          | 9,801                        | \$1,560.13             |
| 4,400          | 4,400                        | \$700.39               |
| 4,400          | 4,400                        | \$700.39               |
| 9,583          | 9,583                        | \$1,525.43             |
| 9,500          | 9,500                        | \$1,512.22             |
| 839,403        | 839,403                      | \$133,616.65           |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 1,710            | 1,710                        | \$354.98               |
| 1,600            | 1,600                        | \$332.15               |
| 2,550            | 2,550                        | \$529.36               |
| 6,160            | 6,160                        | \$1,278.76             |
| 3,560            | 3,560                        | \$739.02               |
| 2,400            | 2,400                        | \$498.22               |
| 3,611            | 2,791                        | \$579.39               |
| 13,590           | 13,590                       | \$2,821.16             |
| 648,091          | 643,653                      | \$133,616.65           |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 20                |                           | 20                         | \$195.86             |
| 30                |                           | 30                         | \$293.79             |
| 30                |                           | 30                         | \$293.79             |
| 89                | 110                       | 199                        | \$1,948.82           |
| 40                |                           | 40                         | \$391.72             |
| 40                |                           | 40                         | \$391.72             |
| 87                | 110                       | 197                        | \$1,929.23           |
| 83                | 103                       | 186                        | \$1,821.51           |
| 7,501             | 6,143                     | 13,644                     | \$133,616.65         |

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
| \$904.54                    | 0.16%      |
| \$1,152.98                  | 0.20%      |
| \$1,350.20                  | 0.24%      |
| \$4,787.71                  | 0.84%      |
| \$1,831.14                  | 0.32%      |
| \$1,590.34                  | 0.28%      |
| \$4,034.05                  | 0.70%      |
| \$6,154.89                  | 1.07%      |
| \$400,849.96                | 69.98%     |

| Zone 2 Public Schools |              |  |
|-----------------------|--------------|--|
| 140                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY |
| 141                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS         |
| Zone 2 Sub Totals     |              |  |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 155,784        | 155,784                      | \$1,905.28             |
| 1,065,042      | 1,065,042                    | \$13,025.72            |
| 1,220,826      | 1,220,826                    | \$14,931.00            |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 25,209           | 25,209                       | \$1,471.89             |
| 230,513          | 230,513                      | \$13,459.11            |
| 255,722          | 255,722                      | \$14,931.00            |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 264               | 240                       | 504                        | \$2,905.49           |
| 816               | 1270                      | 2,086                      | \$12,025.51          |
| 1,080             | 1,510                     | 2,590                      | \$14,931.00          |

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
| \$6,282.66                  | 1.10%      |
| \$38,510.33                 | 6.72%      |
| \$44,793.00                 | 7.82%      |

| Zone 3 E/O La Brea to Highland |              |   |
|--------------------------------|--------------|---|
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC                           |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 145                            | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED   |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                     |
| 147                            | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                       |
| 148                            | 5524-014-023 | MADISON RENTALS WEST LLC                            |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST |
| 150                            | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIKJIAN SONIA           |
| 151                            | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST      |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                               |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                  |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST    |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                            |
| 156                            | 5524-017-001 | MELHAM LLC  |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                           |
| 158                            | 5524-017-019 | 6620 MELROSE LLC                                    |
| 159                            | 5524-017-020 | BOYD MELROSE LLC                                    |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                |
| 164                            | 5525-007-007 | 6911 MELROSE AVENUE LLC                             |
| 165                            | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC              |
| 166                            | 5525-007-009 | ROSENTHAL CLARA                                     |
| 167                            | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                  |
| 168                            | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                            |
| 169                            | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                         |
| 170                            | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                         |
| 171                            | 5525-008-008 | BROWN MICHAEL H                                     |
| 172                            | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                   |
| 173                            | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                            |
| 174                            | 5525-017-011 | MELROSE CROSSING LLC                                |
| 175                            | 5525-017-019 | MELROSE CROSSING LLC                                |
| 176                            | 5525-018-001 | MORRIS ANDREW                                       |
| 177                            | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                   |
| 178                            | 5525-018-003 | MARCUS KENNETH C                                    |
| 179                            | 5525-018-004 | AGENT 99 LLC  |
| 180                            | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES             |
| Zone 3 Sub Totals              |              |   |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 7,057          | 7,057                        | \$1,243.32             |
| 3,528          | 3,528                        | \$621.57               |
| 3,528          | 3,528                        | \$621.57               |
| 6,800          | 6,800                        | \$1,198.04             |
| 3,440          | 3,440                        | \$606.07               |
| 3,572          | 3,572                        | \$629.32               |
| 1,786          | 1,786                        | \$314.66               |
| 11,190         | 11,190                       | \$1,971.49             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 4,400          | 4,400                        | \$775.20               |
| 12,188         | 12,188                       | \$2,147.32             |
| 13,803         | 13,803                       | \$2,431.85             |
| 4,400          | 4,400                        | \$775.20               |
| 5,837          | 5,837                        | \$1,028.38             |
| 3,833          | 3,833                        | \$675.31               |
| 7,928          | 7,928                        | \$1,396.78             |
| 1,786          | 1,786                        | \$314.66               |
| 1,786          | 1,786                        | \$314.66               |
| 1,786          | 1,786                        | \$314.66               |
| 5,400          | 5,400                        | \$951.39               |
| 3,615          | 3,615                        | \$636.90               |
| 4,269          | 4,269                        | \$752.12               |
| 5,456          | 5,456                        | \$961.25               |
| 3,659          | 3,659                        | \$644.65               |
| 3,659          | 3,659                        | \$644.65               |
| 1,830          | 1,830                        | \$322.41               |
| 3,659          | 3,659                        | \$644.65               |
| 3,877          | 3,877                        | \$683.06               |
| 5,345          | 5,345                        | \$941.70               |
| 16,814         | 16,814                       | \$2,962.34             |
| 16,814         | 16,814                       | \$2,962.34             |
| 9,670          | 9,670                        | \$1,703.69             |
| 4,400          | 4,400                        | \$775.20               |
| 4,400          | 4,400                        | \$775.20               |
| 4,400          | 4,400                        | \$775.20               |
| 9,480          | 9,480                        | \$1,670.21             |
| 240,591        | 240,591                      | \$42,388.00            |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 3,046            | 3,046                        | \$728.44               |
| 3,194            | 3,194                        | \$763.83               |
| 1,820            | 1,820                        | \$435.24               |
| 2,880            | 2,880                        | \$688.74               |
| 3,400            | 3,400                        | \$813.09               |
| 2,800            | 2,800                        | \$669.61               |
| 2,560            | 2,560                        | \$612.21               |
| 6,000            | 6,000                        | \$1,434.87             |
| 3,116            | 3,116                        | \$745.18               |
| 6,980            | 6,980                        | \$1,669.23             |
| 8,240            | 8,240                        | \$1,970.56             |
| 3,373            | 3,373                        | \$806.64               |
| 6,560            | 6,560                        | \$1,568.79             |
| 14,751           | 11,194                       | \$2,676.99             |
| 13,981           | 13,981                       | \$3,343.49             |
| 4,120            | 4,120                        | \$985.28               |
| 3,180            | 3,180                        | \$760.48               |
| 3,517            | 3,517                        | \$841.07               |
| 1,965            | 1,965                        | \$469.92               |
| 868              | 868                          | \$207.58               |
| 800              | 800                          | \$191.32               |
| 2,214            | 2,214                        | \$529.47               |
| 3,600            | 3,600                        | \$860.92               |
| 2,764            | 2,764                        | \$661.00               |
| 2,490            | 2,490                        | \$595.47               |
| 4,778            | 4,778                        | \$1,142.64             |
| 2,400            | 2,400                        | \$573.95               |
| 4,736            | 4,736                        | \$1,132.59             |
| 1,800            | 1,800                        | \$430.46               |
| 3,200            | 3,200                        | \$765.26               |
| 2,349            | 2,349                        | \$561.75               |
| 1,810            | 1,810                        | \$432.85               |
| 23,039           | 23,039                       | \$5,509.66             |
| 200              | 200                          | \$47.83                |
| 6,160            | 6,160                        | \$1,473.13             |
| 5,784            | 5,784                        | \$1,383.22             |
| 5,114            | 5,114                        | \$1,222.99             |
| 6,080            | 6,080                        | \$1,454.00             |
| 6,773            | 5,136                        | \$1,228.25             |
| 182,442          | 177,248                      | \$42,388.00            |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 80                | 89                        | 169                        | \$1,719.95           |
| 40                |                           | 40                         | \$407.09             |
| 40                |                           | 40                         | \$407.09             |
| 76                | 81                        | 157                        | \$1,597.82           |
| 40                | 89                        | 129                        | \$1,312.86           |
| 40                |                           | 40                         | \$407.09             |
| 20                |                           | 20                         | \$203.54             |
| 129               | 81                        | 210                        | \$2,137.21           |
| 80                | 110                       | 190                        | \$1,933.67           |
| 80                |                           | 80                         | \$814.18             |
| 80                | 110                       | 190                        | \$1,933.67           |
| 80                | 110                       | 190                        | \$1,933.67           |
| 40                |                           | 40                         | \$407.09             |
| 111               | 103                       | 214                        | \$2,177.92           |
| 128               | 110                       | 238                        | \$2,422.17           |
| 40                |                           | 40                         | \$407.09             |
| 53                |                           | 53                         | \$539.39             |
| 35                | 110                       | 145                        | \$1,475.69           |
| 89                | 90                        | 179                        | \$1,821.72           |
| 20                |                           | 20                         | \$203.54             |
| 20                |                           | 20                         | \$203.54             |
| 20                |                           | 20                         | \$203.54             |
| 60                |                           | 60                         | \$610.63             |
| 40                |                           | 40                         | \$407.09             |
| 49                | 89                        | 138                        | \$1,404.45           |
| 60                |                           | 60                         | \$610.63             |
| 40                |                           | 40                         | \$407.09             |
| 20                |                           | 20                         | \$203.54             |
| 40                |                           | 40                         | \$407.09             |
| 43                | 90                        | 133                        | \$1,353.57           |
| 56                | 82                        | 138                        | \$1,404.45           |
| 153               | 110                       | 263                        | \$2,676.60           |
| 153               | 110                       | 263                        | \$2,676.60           |
| 89                | 110                       | 199                        | \$2,025.26           |
| 40                | 0                         | 40                         | \$407.09             |
| 40                | 0                         | 40                         | \$407.09             |
| 40                | 0                         | 40                         | \$407.09             |
| 84                | 103                       | 187                        | \$1,903.13           |
| 2,388             | 1,777                     | 4,165                      | \$42,388.00          |

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
| \$3,691.70                  | 0.64%      |
| \$1,792.49                  | 0.31%      |
| \$1,463.90                  | 0.26%      |
| \$3,484.60                  | 0.61%      |
| \$2,732.02                  | 0.48%      |
| \$1,706.02                  | 0.30%      |
| \$1,130.42                  | 0.20%      |
| \$5,543.57                  | 0.97%      |
| \$4,229.07                  | 0.74%      |
| \$4,033.64                  | 0.70%      |
| \$5,454.45                  | 0.95%      |
| \$4,290.54                  | 0.75%      |
| \$2,751.08                  | 0.48%      |
| \$7,002.23                  | 1.22%      |
| \$8,197.51                  | 1.43%      |
| \$2,167.57                  | 0.38%      |
| \$2,328.25                  | 0.41%      |
| \$2,992.07                  | 0.52%      |
| \$3,688.41                  | 0.64%      |
| \$725.78                    | 0.13%      |
| \$709.52                    | 0.12%      |
| \$1,047.67                  | 0.18%      |
| \$2,422.94                  | 0.42%      |
| \$1,704.99                  | 0.30%      |
| \$2,752.05                  | 0.48%      |
| \$2,714.52                  | 0.47%      |
| \$1,625.69                  | 0.28%      |
| \$2,184.33                  | 0.38%      |
| \$956.42                    | 0.17%      |
| \$1,817.00                  | 0.32%      |
| \$2,598.38                  | 0.45%      |
| \$2,779.00                  | 0.49%      |
| \$11,148.60                 | 1.95%      |
| \$5,686.77                  | 0.99%      |
| \$5,202.08                  | 0.91%      |
| \$2,565.51                  | 0.45%      |
| \$2,405.28                  | 0.42%      |
| \$2,636.29                  | 0.46%      |
| \$4,801.60                  | 0.84%      |
| \$127,163.99                | 22.20%     |

|                           |
|---------------------------|
| Melrose PBID Grand Totals |
|---------------------------|

|           |           |              |
|-----------|-----------|--------------|
| 2,300,820 | 2,300,820 | \$190,935.65 |
|-----------|-----------|--------------|

|           |           |              |
|-----------|-----------|--------------|
| 1,086,255 | 1,076,623 | \$190,935.65 |
|-----------|-----------|--------------|

|        |       |        |              |
|--------|-------|--------|--------------|
| 10,969 | 9,430 | 20,399 | \$190,935.65 |
|--------|-------|--------|--------------|

|              |      |
|--------------|------|
| \$572,806.94 | 100% |
|--------------|------|

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| # | APN | PROPERTY OWNER |
|---|-----|----------------|
|---|-----|----------------|

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
|----------------|------------------------------|------------------------|

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
|------------------|------------------------------|------------------------|

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
|-------------------|---------------------------|----------------------------|----------------------|

| TOTAL<br>ASSESSMENT<br>2012 | % of Total |
|-----------------------------|------------|
|-----------------------------|------------|

| Zone 1 Budget<br>\$400,850 | Zone 2 Budget<br>\$44,793              | Zone 3 Budget<br>\$127,164 | Total Budget<br>\$72,807 |
|----------------------------|--|----------------------------|--------------------------|
|                            |  |                            |                          |
| 33%                        | <u>Lot Area Factor =</u>               | <u>Budget Amount</u>       | <u>Assessment Rates</u>  |
|                            | <u>Zone 1</u> Lot Area SF Rate         | \$133,616.65               | \$0.1592                 |
|                            | <u>Zone 2</u> Lot Area SF Rate         | \$14,931.00                | \$0.0122                 |
|                            | <u>Zone 3</u> Lot Area SF Rate         | \$42,388.00                | \$0.1762                 |
| 33%                        | <u>Improvement Area Factor =</u>       |                            |                          |
|                            | <u>Zone 1</u> Improvement Area SF Rate | \$133,616.65               | \$0.2076                 |
|                            | <u>Zone 2</u> Improvement Area SF Rate | \$14,931.00                | \$0.0584                 |
|                            | <u>Zone 3</u> Improvement Area SF Rate | \$42,388.00                | \$0.2391                 |
| 33%                        | <u>Street Frontage Factor</u>          |                            |                          |
|                            | <u>Zone 1</u> Street Frontage SF Rate  | \$133,616.65               | \$9.7931                 |
|                            | <u>Zone 2</u> Street Frontage SF Rate  | \$14,931.00                | \$5.7649                 |
|                            | <u>Zone 3</u> Street Frontage SF Rate  | \$42,388.00                | \$10.1772                |

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #                                | APN          | PROPERTY OWNER   | SITE ADDRESS            |
|----------------------------------|--------------|--|-------------------------|
| <b>Zone 1 Fairfax to La Brea</b> |              |  |                         |
| 1                                | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                  | 7119 MELROSE AVE        |
| 2                                | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                    | 7101 MELROSE AVE        |
| 3                                | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                | 7201 MELROSE AVE        |
| 4                                | 5525-011-013 | HAGER DAVID AND JUDITH                                     | 7207 MELROSE AVE        |
| 5                                | 5525-011-015 | STERN MIKE AND DENISE                                      | 7217 MELROSE AVE        |
| 6                                | 5525-011-016 | STERN MIKE AND DENISE                                      | 7219 MELROSE AVE        |
| 7                                | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST              | 7225 MELROSE AVE        |
| 8                                | 5525-011-034 | KREGLER ETELKA M TRUST ETELKA M KREGLER TRUST              | 7229 MELROSE AVE        |
| 9                                | 5525-011-035 | 7213 MELROSE LLC   | 7213 MELROSE AVE        |
| 10                               | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                               | 7253 MELROSE AVE        |
| 11                               | 5525-012-011 | KERMANI BENJAMIN   | 7257 MELROSE AVE        |
| 12                               | 5525-012-012 | 7261 MELROSE AVENUE LLC                                    | 7261 MELROSE AVE        |
| 13                               | 5525-012-013 | 7265 MELROSE AVENUE LLC                                    | 7265 MELROSE AVE        |
| 14                               | 5525-012-014 | WERKOW STEVEN A ET AL                                      | 7269 MELROSE AVE        |
| 15                               | 5525-012-029 | BEHNU LP   | 7275 MELROSE AVE        |
| 16                               | 5525-013-002 | 1040 N WESTERN LLC   | 7260 MELROSE AVE        |
| 17                               | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                 | 7266 MELROSE AVE        |
| 18                               | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                 | 7268 MELROSE AVE        |
| 19                               | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                   | 7274 MELROSE AVE        |
| 20                               | 5525-013-027 | GROUNDINGS CORPORATION                                     | 7280 MELROSE AVE        |
| 21                               | 5525-013-028 | SIP 4500 LLC   | 7250 MELROSE AVE        |
| 22                               | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                        | 7206 MELROSE AVE        |
| 23                               | 5525-014-003 | N AND H PARTNERS LLC                                       | 7210 MELROSE AVE        |
| 24                               | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                       | 7214 MELROSE AVE        |
| 25                               | 5525-014-005 | SANDO PLACE LLC  | 7220 MELROSE AVE        |
| 26                               | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                  | 7224 MELROSE AVE        |
| 27                               | 5525-014-027 | 7200 MELROSE LLC   | 7200 MELROSE AVE        |
| 28                               | 5525-015-001 | 7150 MELROSE LLC   | 7150 MELROSE AVE        |
| 29                               | 5525-015-002 | FADLON ASHER AND CARMELA                                   | 7160 MELROSE AVE        |
| 30                               | 5525-015-003 | 7 MELROSE LLC  | 7164 MELROSE AVE        |
| 31                               | 5525-015-004 | ONE WAY REAL ESTATE LLC                                    | 7172 MELROSE AVE        |
| 32                               | 5525-015-024 | 7174 MELROSE AVENUE LLC                                    | 7174 MELROSE AVE        |
| 33                               | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7100 MELROSE AVE        |
| 34                               | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7110 MELROSE AVE        |
| 35                               | 5525-016-009 | JORDAN EDD M   | 7112 MELROSE AVE        |
| 36                               | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS               | 7120 MELROSE AVE        |
| 37                               | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                           | 7325 MELROSE AVE        |
| 38                               | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                 | 705 N POINSETTIA PL     |
| 39                               | 5526-008-026 | GROUNDINGS   | 7307 MELROSE AVE        |
| 40                               | 5526-008-028 | MELROSE ASPIRATIONS LLC                                    | 7311 MELROSE AVE        |
| 41                               | 5526-009-002 | 7361 MELROSE AVENUE LLC                                    | 7361 MELROSE AVE        |
| 42                               | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7365 MELROSE AVE        |
| 43                               | 5526-009-025 | COLABELLA PROPERTIES                                       | 7369 MELROSE AVE        |
| 44                               | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                  | 7373 MELROSE AVE        |
| 45                               | 5526-009-027 | WINETT KENNETH R TRUST                                     | 7377 MELROSE AVE        |
| 46                               | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST              | 7351 MELROSE AVE        |
| 47                               | 5526-010-001 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7401 MELROSE AVE        |
| 48                               | 5526-010-002 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7409 MELROSE AVE        |
| 49                               | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7415 MELROSE AVE        |
| 50                               | 5526-010-025 | BRS LLC  | 7419 MELROSE AVE        |
| 51                               | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                        | 7427 MELROSE AVE        |
| 52                               | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                             | 7435 MELROSE AVE        |
| 53                               | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                 | 7467 MELROSE AVE        |
| 54                               | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                 | 7471 MELROSE AVE        |
| 55                               | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST         | 7461 MELROSE AVE        |
| 56                               | 5526-011-024 | 7449 MELROSE LLC   | 7451 MELROSE AVE        |
| 57                               | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                      | 7453 MELROSE AVE        |
| 58                               | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 7509 MELROSE AVE        |
| 59                               | 5526-012-025 | JOLIE MELROSE LLC  | 7515 MELROSE AVE        |
| 60                               | 5526-012-026 | HERSON PROPERTIES LLC                                      | 7519 MELROSE AVE        |
| 61                               | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 7525 MELROSE AVE        |
| 62                               | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 709 N GARDNER ST        |
| 63                               | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 7501 MELROSE AVE        |
| 64                               | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 705 N SIERRA BONITA AVE |
| 65                               | 5526-013-002 | BLITZ RICHARD COMPANY TRUST BLITZ FAMILY TRUST             | 7555 MELROSE AVE        |
| 66                               | 5526-013-003 | 7561 MELROSE LLC   | 7561 MELROSE AVE        |

**MELROSE PBID DISTRICT PARCEL LIST FOR 2019**

| #   | APN          | PROPERTY OWNER   | SITE ADDRESS           |
|-----|--------------|--|------------------------|
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                     | 7565 MELROSE AVE       |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC           | 7569 MELROSE AVE       |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                             | 7575 MELROSE AVE       |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN      | 7601 MELROSE AVE       |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                             | 7615 MELROSE AVE       |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND        | 7619 MELROSE AVE       |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                | 7625 MELROSE AVE       |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                             | 7609 MELROSE AVE       |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                       | 7610 MELROSE AVE       |
| 76  | 5526-015-025 | MELROSE RENTALS LLC                                      | 7614 MELROSE AVE       |
| 77  | 5526-015-026 | MONTE NAPOLEONE INC                                      | 7618 MELROSE AVE       |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                               | 7624 MELROSE AVE       |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR   | 7600 MELROSE AVE       |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST    | 7550 MELROSE AVE       |
| 81  | 5526-016-002 | SIDON INC  | 7560 MELROSE AVE       |
| 82  | 5526-016-025 | FISCH PROPERTIES LP                                      | 7564 MELROSE AVE       |
| 83  | 5526-016-028 | FISCH PROPERTIES LP                                      | 7580 MELROSE AVE       |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                   | 7518 MELROSE AVE       |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                | 7500 MELROSE AVE       |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 7458 MELROSE AVE       |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7460 MELROSE AVE       |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7470 MELROSE AVE       |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                    | 7474 MELROSE AVE       |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                       | 7454 MELROSE AVE       |
| 91  | 5526-019-001 | JANCSO JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCSO TR | 7400 MELROSE AVE       |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                              | 7410 MELROSE AVE       |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                              | 7414 MELROSE AVE       |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                              | 7420 MELROSE AVE       |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                | 7428 MELROSE AVE       |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                  | 7350 MELROSE AVE       |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                               | 7356 MELROSE AVE       |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST      | 7360 MELROSE AVE       |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                     | 7364 MELROSE AVE       |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                    | 7368 MELROSE AVE       |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                               | 7376 MELROSE AVE       |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7300 MELROSE AVE       |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 7308 MELROSE AVE       |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS              | 7316 MELROSE AVE       |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERPR   | 7318 MELROSE AVE       |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST      | 7320 MELROSE AVE       |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                      | 7653 MELROSE AVE       |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLAK  | 7657 MELROSE AVE       |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                              | 7661 MELROSE AVE       |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                       | 7665 MELROSE AVE       |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                  | 7673 MELROSE AVE       |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                               | 7711 MELROSE AVE       |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                | 7701 MELROSE AVE       |
| 114 | 5527-008-026 | 499 CANON LLC  | 7721 MELROSE AVE       |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR     | 710 N GENESEE AVE      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST          | 7703 MELROSE AVE       |
| 117 | 5527-009-012 | FADLON ISACK   | 7765 MELROSE AVE       |
| 118 | 5527-009-013 | FADLON ISACK   | 7761 MELROSE AVE       |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST              | 7777 MELROSE AVE       |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                 | 7769 MELROSE AVE       |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                      | 707 N GENESEE AVE      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                 | 7751 MELROSE AVE       |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                        | 706 N ORANGE GROVE AVE |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                   | 7815 MELROSE AVE       |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                      | 7811 MELROSE AVE       |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                 | 7809 MELROSE AVE       |
| 127 | 5527-010-013 | GOLBARI LLC  | 7801 MELROSE AVE       |
| 128 | 5527-011-005 | MELFAX HOLDINGS LLC                                      | 700 N FAIRFAX AVE      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                           | 7851 MELROSE AVE       |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                    | 7859 MELROSE AVE       |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 7700 MELROSE AVE       |
| 132 | 5527-022-002 | K G MELROSE PROPERTIES LLC                               | 7708 MELROSE AVE       |
| 133 | 5527-022-025 | K G MELROSE PROPERTIES LLC                               | 7710 MELROSE AVE       |
| 134 | 5527-022-026 | K G MELROSE PROPERTIES LLC                               | 7714 MELROSE AVE       |
| 135 | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                             | 7720 MELROSE AVE       |

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #   | APN          | PROPERTY OWNER   | SITE ADDRESS        |
|-----|--------------|--|---------------------|
| 136 | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES ROSE | 7660 MELROSE AVE    |
| 137 | 5527-023-025 | D A D E S INC  | 7662 MELROSE AVE    |
| 138 | 5527-023-026 | YOUNG ISRAEL OF L A                                    | 660 N SPAULDING AVE |
| 139 | 5527-023-029 | 7650 MELROSE LLC                                       | 7650 MELROSE AVE    |
|     |              | Zone 1 Sub Totals                                      |                     |

| Zone 2 Public Schools |              |  |                  |
|-----------------------|--------------|--|------------------|
| 140                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY | 731 N DETROIT ST |
| 141                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS         | 7850 MELROSE AVE |
|                       |              | Zone 2 Sub Totals                                |                  |

| Zone 3 E/O La Brea to Highland |              |  |                    |
|--------------------------------|--------------|--|--------------------|
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC                            | 6721 MELROSE AVE   |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST             | 6715 MELROSE AVE   |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST             | 6711 MELROSE AVE   |
| 145                            | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED ES | 6703 MELROSE AVE   |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                      | 6825 MELROSE AVE   |
| 147                            | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                        | 6819 MELROSE AVE   |
| 148                            | 5524-014-023 | MADISON RENTALS WEST LLC                             | 6817 MELROSE AVE   |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST  | 6801 MELROSE AVE   |
| 150                            | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIAKJIAN SONIA           | 6800 MELROSE AVE   |
| 151                            | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST       | 6808 MELROSE AVE   |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                                | 6824 MELROSE AVE   |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                   | 6700 MELROSE AVE   |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST     | 6708 MELROSE AVE   |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                             | 6720 MELROSE AVE   |
| 156                            | 5524-017-001 | MELHAM LLC   | 641 N HIGHLAND AVE |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                            | 6614 MELROSE AVE   |
| 158                            | 5524-017-019 | 6620 MELROSE LLC                                     | 6620 MELROSE AVE   |
| 159                            | 5524-017-020 | BOYD MELROSE LLC                                     | 6624 MELROSE AVE   |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                 | 6935 MELROSE AVE   |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                 | 6919 MELROSE AVE   |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                 | 6917 MELROSE AVE   |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                 | 6915 MELROSE AVE   |
| 164                            | 5525-007-007 | 6911 MELROSE AVENUE LLC                              | 6911 MELROSE AVE   |
| 165                            | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC               | 6907 MELROSE AVE   |
| 166                            | 5525-007-009 | ROSENTHAL CLARA                                      | 6901 MELROSE AVE   |
| 167                            | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                   | 7021 MELROSE AVE   |
| 168                            | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                             | 7019 MELROSE AVE   |
| 169                            | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                          | 7013 MELROSE AVE   |
| 170                            | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                          | 7011 MELROSE AVE   |
| 171                            | 5525-008-008 | BROWN MICHAEL H                                      | 7007 MELROSE AVE   |
| 172                            | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                    | 7001 MELROSE AVE   |
| 173                            | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                             | 700 N LA BREA AVE  |
| 174                            | 5525-017-011 | MELROSE CROSSING LLC                                 | 7024 MELROSE AVE   |
| 175                            | 5525-017-019 | MELROSE CROSSING LLC                                 | 7000 MELROSE AVE   |
| 176                            | 5525-018-001 | MORRIS ANDREW  | 6900 MELROSE AVE   |
| 177                            | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                    | 6910 MELROSE AVE   |
| 178                            | 5525-018-003 | MARCUS KENNETH C                                     | 6914 MELROSE AVE   |
| 179                            | 5525-018-004 | AGENT 99 LLC   | 6918 MELROSE AVE   |
| 180                            | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES              | 6926 MELROSE AVE   |
|                                |              | Zone 3 Sub Totals                                    |                    |

| Melrose PBID Grand Totals |  |  |  |
|---------------------------|--|--|--|
|---------------------------|--|--|--|

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #1              |                      |                      |                         |           | Year #2              |                      |                      |                         |           |
|--|----------------------|----------------------|----------------------|-------------------------|-----------|----------------------|----------------------|----------------------|-------------------------|-----------|
|  | 2019                 |                      |                      |                         |           | 2020                 |                      |                      |                         |           |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals    |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |           |                      |                      |                      |                         |           |
| A. Ambassador / Security Services            | \$102,592            | \$14,771             | \$32,661             | \$9,576                 | \$159,600 | \$107,721            | \$15,510             | \$34,294             | \$10,055                | \$167,580 |
| B. Landscaping, Sanitation, & Beautification | \$92,564             | \$13,328             | \$29,468             | \$8,640                 | \$144,000 | \$97,192             | \$13,994             | \$30,942             | \$9,072                 | \$151,201 |
| C. Marketing & Promotions                    | \$87,272             | \$0                  | \$27,784             | \$7,344                 | \$122,400 | \$91,636             | \$0                  | \$29,173             | \$7,711                 | \$128,520 |
| D. Public Plaza or Farmers' Market           | \$1,410              | \$0                  | \$0                  | \$90                    | \$1,500   | \$1,481              | \$0                  | \$0                  | \$95                    | \$1,575   |
| E. New Business Attraction                   | \$1,070              | \$0                  | \$340                | \$90                    | \$1,500   | \$1,123              | \$0                  | \$358                | \$95                    | \$1,575   |
| F. Policy Dev, Management & Administration   | \$80,994             | \$11,662             | \$25,785             | \$7,560                 | \$126,000 | \$85,043             | \$12,245             | \$27,074             | \$7,938                 | \$132,300 |
| G. Office, Insurance, Accounting, & Other    | \$34,949             | \$5,032              | \$11,126             | \$3,262                 | \$54,369  | \$36,696             | \$5,284              | \$11,683             | \$3,425                 | \$57,088  |
| <b>TOTAL BUDGET BY ZONE</b>                  | \$400,850            | \$44,793             | \$127,164            | \$36,562                | \$609,369 | \$420,893            | \$47,033             | \$133,523            | \$38,390                | \$639,838 |
|  |                      |                      | \$127,165            |                         |           |                      |                      |                      |                         |           |
| Sub Total                                    | \$572,807            |                      |                      |                         |           | \$601,448            |                      |                      |                         |           |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$609,369            |                      |                      |                         |           | \$639,838            |                      |                      |                         |           |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

PETITION TO ESTABLISH THE  
(BID NAME)  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: \_\_\_\_\_

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
|                   |                     |                              |                   |
|                   |                     |                              |                   |
| <u>TOTALS</u>     |                     |                              |                   |

☐ YES, I want my property(ies) to be included in this Business Improvement District.

**Property Owner's Name**  
(Please Print or Type)

Property Owner's OR Duly Authorized Representative's  
**Signature**

**Title**  
(Please Print or Type)

**Date**

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, \_\_\_\_\_, hereby certify (or declare) under penalty of perjury under the laws of the  
PRINT NAME CLEARLY  
State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of  
liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to  
the best of my knowledge as of \_\_\_\_/\_\_\_\_/\_\_\_\_. Petitioner Signature: \_\_\_\_\_  
MONTH DAY YEAR

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To: (BID NAME) Stakeholders  
(Stakeholder Address)  
(City, State Zip Code)



Rita Moreno <rita.moreno@lacity.org>

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## Revised Melrose BID Renewal Docs

7 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Wed, Jan 17, 2018 at 11:04 AM

Per our discussions, attached are the referenced docs. Let me know as we may assist further in any way. Thank you.

---

### 6 attachments

-  **2MDP Melrose 180117.doc**  
168K
-  **2MDP ER Melrose 180117.doc**  
175K
-  **Map Melrose BID 180117.pdf**  
566K
-  **2MDP Service Plan Budget 180117 3Z.xlsx**  
39K
-  **Melrose BID Area Property Information 180117 3Z.xls**  
223K
-  **Melrose BID District Parcel List 180117 3Z.xls**  
85K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Wed, Jan 17, 2018 at 11:50 AM

Okay. I'll be giving the reports to our EO this afternoon.

On Wed, Jan 17, 2018 at 11:04 AM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Per our discussions, attached are the referenced docs. Let me know as we may assist further in any way. Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079





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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Wed, Jan 17, 2018 at 12:42 PM

Thank you.  
[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Jan 18, 2018 at 6:10 PM

Good morning Rita. I wanted to reach out and see if there was anything new regarding the Melrose bid renewal documents. Thanks for all of your help.  
[Quoted text hidden]

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Fri, Jan 19, 2018 at 7:54 AM

Hi Don,  
  
They are being reviewed by the executive staff. I don't foresee any problems so there is no hold up on the petitions.  
  
Rita  
[Quoted text hidden]

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Fri, Jan 19, 2018 at 8:20 AM

Ok! We will proceed with Petitions! Thank you.  
[Quoted text hidden]

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Fri, Jan 19, 2018 at 5:26 PM

Don,  
  
Not sure if you heard my message earlier today. Once I started adding your numbers with the adding machine (I need to provide slips of paper with the calculations for Executive review), the numbers just didn't add up. I've incorporated your budget tables into the word document using excel. I typed the numbers provided in your document for each year, zone and category, but used the addition formula in excel. You'll note that several are off by \$1 or \$2.  
  
Attached is the revised word document and a PDF for your review. Please correct the numbers as necessary to obtain the correct results, and resubmit.  
  
Thanks.  
  
Rita  
  
Note: I did not use any links, so any changes on the amount for a particular year, zone and category must be made throughout the document.  
  
P.S. I think we'll need to go with this format in the future. The separate excel documents with all the formulas don't add up for our purposes.

[Quoted text hidden]

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**2 attachments**



**MDP Melrose 180117 rev RM.doc**  
426K



**MDP Melrose 180117 rev RM.pdf**  
117K

**Management District Plan**  
**FOR THE**  
**Renewal**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to Renew a  
Management District in the Melrose area, a community within the  
City of Los Angeles  
by the  
Melrose Property Owners Association  
and  
Duckworth Consulting, Its Consultants*

**“Melrose”  
Property Business Improvement District  
Management District Plan**

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**Appendix 1: District Parcel List**

**Appendix 2: Proposition 218 Engineer’s Report**

## **I. OVERVIEW OF THE MELROSE PROPERTY BUSINESS IMPROVEMENT DISTRICT**

**Introduction:** A growing coalition of assessed property and business owners are proposing renewal of the Melrose Property Business Improvement District (hereinafter “District”) pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter the “State Law”). The proposed BID would be a renewal of the District formed and effective beginning January 1, 2013, which is expiring on December 31, 2018. This document is the Management District Plan required by Section 36622 of the State Law. It proposes improvements and activities that will revitalize, enhance, and convey special benefits to assessed properties located within the boundaries of the Melrose District.

**Name:** “Melrose Property Business Improvement District.”

**Location:** The proposed District is a well known commercial area in the City of Los Angeles, located south of Hollywood and centered along Melrose Avenue between Highland Avenue on the east and Fairfax Avenue on the west. It is a commercial strip that abuts a residential neighborhood and is generally one parcel deep to both the north and the south. It includes Fairfax High School and Melrose Elementary School. Refer to the boundary description and map in the “Boundaries / Maps” section of this document for a more complete description of the District’s boundaries.

**Services:** The proposed District will fund improvements and activities authorized under the State Law. Specifically, the District will provide improvements and activities in the following program areas: (i) ambassador / security services; (ii) landscaping, sanitation and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers’ market; (v) new business attraction; (vi) policy development, district management, and administration; and, (vii) office, insurance, accounting, and other expenses. These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special

benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration including possible District renewal; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each assessed Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.
- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be distantly located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each assessed Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The purpose of the proposed District is to provide improvements and activities as described in this Management District Plan to specially and individually benefit assessed parcels in the District by: improving the safety and attractiveness of each individually assessed parcel within the District; improving the cleanliness and beauty of each individually assessed parcel within the District; increasing building occupancy and lease rates by attracting customers and visitors; encouraging new business development; and, attracting ancillary businesses and services for parcels within the District. No improvements or activities will be provided outside District boundaries.

See the “Service Plan / Budget” section of this document for a more specific description of the improvements and activities planned for the District.

**Method of Financing:** The improvements and activities will be funded through a benefit assessment against real property in the District. The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements and activities provided by the District. In the first year of District operations, each assessed parcel in Zone 1 of the District will be assessed \$0.1592 per square foot of lot size, \$0.2076 per square foot of improvement size, and \$9.7931 per linear foot of street frontage. Also, each assessed parcel in Zone 2 of the District will be assessed \$0.0122 per square foot of lot size, \$0.0584 per square foot of improvement size, and \$5.7649 per linear foot of street frontage. Zone 2 parcels are zoned “PF” and used as public schools and by their nature are extraordinarily large relative to other District parcels. Therefore, such parcels will be assessed for linear street frontage on Melrose or other street frontage that is directly across from street frontage that is in the District except for Fairfax Avenue frontage. Also each assessed parcel in Zone 3 of the District will be assessed \$0.1762 per square foot of lot size, \$0.2391 per square foot of improvement size, and \$10.1772 per linear foot of street frontage. Parcel assessments are described in greater detail in Section IV of this Management District Plan.

The Engineer’s Report for the District has found that the general benefits (i.e. benefits to the general public or surrounding parcels) of the proposed improvements and activities could represent as much as six percent (6%) of the total benefits generated by the improvements activities and services. Accordingly, six percent (6%) of the total District budget will be funded annually by non-assessment revenues.

Assessments for the Fiscal Year beginning January 1, 2019 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2028 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The Los Angeles City Clerk’s Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

District assessments may be adjusted annually as approved by the Owner’s Association to reflect inflation at a rate not to exceed five percent (5%) and submitted to the City of Los Angeles with the District’s Annual Planning Report in accordance with Streets and Highways Code Section 36650.

During the ten-year term of the District, it is likely that the improvements on some parcels in the District will change. The assessment against each parcel for any year will be based on the improvements actually present on the parcel as of the beginning of that year. Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding.

See the “Assessment Formula” section of this document for additional details.

**Budget:** The proposed District budget is included in the “Service Plan” section of this document.

**Bonds:** The District will not issue bonds.

**City Services:** The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose BID is being established to provide enhanced or otherwise unavailable improvements and activities to assessed parcels within the boundaries of the District.

**Duration:** As required by State Law, the District will have a set term. The District’s term will be January 1, 2019 through December 31, 2028. At the end of this period, the District may be renewed as permitted by law, the costs of which would be an approved use of District funds.

## **II. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES**

The Melrose Business Improvement District is centered along Melrose Avenue. The boundaries of the District are shown on the map that follows this Section of this Plan. A list of the Los Angeles County Assessor's Parcel Numbers and addresses of each included parcel is provided in Appendix 1 of this document. Additional information regarding these boundaries, and a database of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The District includes all non-solely residentially zoned parcels that lay along Melrose Avenue or south of the public alley north of Melrose or north of the public alley south of Melrose between N. Fairfax Avenue and N. Highland Avenue. This area encompasses a unique area historically well known simply as "Melrose," which is a relatively compact area that attracts pedestrians and features commercial uses that tend to function in a complimentary economic manner. Customers and employees of Melrose tend to drive to the area, park once, and then walk to their commercial destinations and / or partake in the activities along Melrose Avenue or its commercial side streets. The north and south boundaries of the District run along the alleys immediately behind the rows of commercial lots except for two places where the boundaries jog north or south to include the entirety of school parcels that front on Melrose Avenue. On the other side of these alleys are residential neighborhoods except at the three locations where Melrose Avenue is bisected by heavily trafficked arterial streets that function as regional, auto oriented commercial corridors: N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue. The District's improvements and activities are not designed for these residential neighborhoods and no improvements or activities will be provided in these residential neighborhoods. N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue are commercially developed, as is Melrose Avenue to the East and West of them. However, these commercial strips are part of the Fairfax, West Hollywood, Hollywood or Hancock Park commercial corridors, and are not a part of Melrose. These commercial corridors also generally consist of larger parcels, serving regional markets and are not as pedestrian-oriented as Melrose parcels. No improvements or activities will be provided by the District to parcels that don't front on Melrose or its commercial side streets between the public alley to the north and the public alley to the south; or, that front only on these commercial arterial streets.

As a supplement to the referenced District map, the boundaries of the proposed District are described below.

### **Northern Boundary:**

- The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition

from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the complimentary functioning non-solely residential parcels that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential parcels are presumed by State Law to not benefit from District improvements or activities. The area to the north of the alley is solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct commercial arterial corridor). The commercially zoned parcels that front only on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial arterial streets and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

### **Eastern Boundary:**

- The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements or activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements or services provided by the District or are commercial parcels that are oriented to providing services to the residential neighborhood that surrounds them and are also excluded from the District because they would not benefit from the improvements or activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements or activities will be provided outside of the District’s boundaries.

### **Southern Boundary**

- The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from

District improvements or activities. Also excluded from the District are commercially zoned parcels that front only on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

### **Western Boundary:**

- The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front only on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that attracts pedestrians. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that is known to attract pedestrians. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements or activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

***Insert Map of District Boundaries***

### **III. PROPOSED DISTRICT SERVICE PLAN / BUDGET 2019 - 2028**

District budget cost estimates have been established based upon the following factors: (i) historical costs of similar improvements and activities provided in other business improvement district organizations and municipal agencies in the Greater Los Angeles area; (ii) estimates of anticipated marketplace costs for needed goods and services; and, (iii) analysis of the improvements and activities, the optional frequencies with which they might be provided, and the impact of District geography upon them as required to efficiently and effectively achieve the desired results of District formation.

The District will provide the following improvements and activities as consistent with the provisions of the State Law: (i) ambassador / security services; (ii) landscaping, sanitation, and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers' market; (v) new business attraction; (vi) policy development, district management, and administration including possible District renewal; and, (vii) office, insurance, accounting, and other. These services are described in greater detail below.

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, its fund balances may be expended to close the gap. The fund balance may also be used to accommodate the timing lag, if any, between the time that the District incurs costs and the time that it receives assessment revenues. The District may also carryover uncompleted projects or unexpended assessment revenues from prior fiscal years. Such carryover funds may be re-budgeted for any District improvements and activities as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles. Accumulated interest or delinquent assessment payments may be expended as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles.

The Owners' Association will have the responsibility to enter contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District. Annually, the Owner's Association will have the discretion to make adjustments of up to 10% of each budget category line item established in this Management District Plan to accommodate market cost fluctuations for goods and services purchased by the District or the needs of the District, as submitted in its Annual Planning Report to the City and in accordance with State Law (section 36650 of the Streets and Highways Code).

District Dissolution. In the event that the Melrose District ends either because it is not renewed in 2028 or as a result of the disestablishment process, then funds may be set aside from the District in its final year of operation to remove landscaping, equipment, street furniture, trash receptacles, and other District improvements and property for which a future caretaker would not exist. The purpose of this provision is to avoid the creation of future damage and maintenance liabilities in the public right of way. All remaining funds shall be returned to the existing parcel owners as provided in State Law and the City's contract with the Owner's Association.

All of the improvements and activities described below are provided only within the boundaries of the District and provide a special benefit to each individually assessed parcel located within the proposed District. No improvements or activities will be provided outside District boundaries. "Special benefit" is defined in "Finding 2" of the attached Engineer's Report.

The following are the key expenditure categories or program areas of the District service plan / budget:

A. AMBASSADOR / SECURITY SERVICES: \$159,600 / 26.2% of total for 2019

The purpose of the Ambassador / Security Services Program, which is described below, is to provide a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels. Ambassador / security officers will create the appearance of safety for each individually assessed parcel, which will enhance its attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This program also provides for effective management of on-street and off-street parking for the District, will enhance create the appearance of adequate parking for customers, employees, visitors, owners and tenants as they access those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is higher than would exist with only baseline City services.

Ambassadors / security officers may operate via foot patrols, bicycle, or vehicle, as deemed appropriate by the Owner's Association. These personnel provide directions or assistance; serve as a liaison to the City's police, City Attorney, and other services; coordinate the provision of homeless services; warn and advise trespassers; and, respond to visitor inquiries. Ambassadors will be deployed at such times and in such a manner as the District deems most effective and efficient to achieve their purpose. This practice will allow for cost savings when service needs are diminished or not present. For the purpose of establishing a budget estimate, eight (8) hours per day, seven (7) days per week of a single unarmed contract ambassador / security officer has been projected.

The Melrose business improvement district may contract for the provision of parking management services or the coordination of such services in order to achieve Ambassador / Security Program purposes.

The Melrose business improvement district may also contract for the provision of services or the coordination of services for the homeless in order to achieve Ambassador / Security Program purposes. The District could contract with a greater Los Angeles area non-profit organization such as People Assisting the Homeless (PATH), or Venice 4 Square Church Homeless Task Force, or another

similar organization to achieve this goal. For the purpose of establishing a budget estimate, a \$12,000 annual contract for such services has been projected.

Ambassador / Security Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided for each such assessed parcel. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that the Ambassador / Security Services Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**B. LANDSCAPING, SANITATION, AND BEAUTIFICATION: \$144,000 / 23.6% of total for 2019**

The purpose of the Landscaping, Sanitation, and Beautification Services Program, which is described below, is to clean the sidewalks and public rights of way, and to provide public landscaping adjacent to individually assessed parcels, all of which creates a highly attractive appearance for the District within which each such assessed parcel is located. Clean, well-serviced, and attractive parcels draw customers, employees, visitors, owners, and tenants and enhance the quality of their shopping and business experience in the District thereby contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is greater than would exist with only baseline City services.

These services may be provided by either staff working for the District or by contractor(s) to the District, or a combination of both. These activities may include, but are not necessarily limited to, the following: street sweeping; sidewalk sweeping; public alley sweeping; sidewalk pressure washing; graffiti removal; sticker removal; street litter pick-up; planting of new or replacement trees; and, irrigation and operation of landscaping, trees, public art, signage, lighting, and other improvements that may be installed by the District, the City, or other entities. For the purpose of establishing budget estimates, historical cost experience in providing such services in other business improvement districts in the greater Los Angeles area have been projected.

Monies may be set aside in any year to pay for special capital improvements (e.g. street tree lights, street furniture, one-time streetscape repair, holiday decorations, or other similar improvements). These improvements will specially and individually benefit only the assessment paying parcels in the District by improving the area in a manner that attracts customers, employees, visitors, owners, and tenants. These are improvements or activities not otherwise provided by the City of Los Angeles.

The District Owner's Association will endeavor to obtain available public or private funding to leverage (or magnify) its assessment revenues for the

installation of streetscape, landscape, sanitation, beautification, or other improvements and activities within the District. The District may provide funding for urban design, planning, economics, grant preparation, or other support services, or grant matching funds to accomplish such ends.

Landscaping, Sanitation, and Beautification Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided at or, contiguous to, each such assessed parcel and / or in the parking areas serving these parcels. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that Landscaping, Sanitation, and Beautification Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

C. MARKETING AND PROMOTIONS: \$122,400 / 20.1% of total for 2019

The purpose of the Marketing and Promotions Program, which is described below, is to create and disseminate information and awareness about Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Marketing, promotions, and public relations initiatives will promote the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits all assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Marketing and Promotions Services might include, but are not limited to, the following: street banners; holiday decorations; a website; social media out-reach; a property owner newsletter; special printing, graphics or advertising; public relations activities; special events or activities; placement of promotional materials in various media; creation and operation of "shop local" incentive programs; etc. The District may use any available effective media for these initiatives.

Marketing and Promotions Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not market or promote activities and opportunities that take place outside of the District's boundaries. Marketing & Promotions Program services will not benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. More specific details about the special benefits that Marketing and Promotions Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference

and included as Appendix 2 of this document.

**D. PUBLIC PLAZA OR FARMERS' MARKET: \$1,500 / 0.2% of total for 2019**

The purpose of the Public Plaza or Farmers Market Program, which is described below, is to promote the siting, construction, and operation of a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. A temporary or permanent public plaza would create a venue for special events and / or activities that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would attract local residents and visitors to a new venue that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Both a temporary or permanent public plaza and a farmers' market were identified in the District's "Melrose Future Vision Strategic Action Plan" by surveyed individuals as efforts that would likely revitalize the District by promoting the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Temporary or permanent public plaza or farmers' market activities might include, but are not limited to, the following: promoting People Street, MTA, or other grant funded improvements; promoting corporate or foundation funding of a plaza or farmers' market; conducting special events; co-sponsoring special events with the Neighborhood Council, Fairfax High School, Melrose Elementary School, the Melrose Trading Post, or other entities; conducting a Melrose Farmers' Market; etc.

Temporary or permanent public plaza or farmers' market activities will specially and individually benefit each assessed parcel in the Zone 1 of the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not promote a temporary or permanent public plaza or farmers' market that takes place outside of the District's boundaries. These services will not specially benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. Also, temporary or permanent public plazas or a farmers' market services will not specially benefit residential use or church or synagogue use parcels. Finally, temporary or permanent public plazas or a farmers' market services will not specially benefit Zone 3 parcels because they are directed to a different customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3. More specific details about the special benefits that Public Plaza or Farmers' Market Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the

District, which is incorporated by reference and included as Appendix 2 of this document.

**E. NEW BUSINESS ATTRACTION: \$1,500 / 0.2% of total for 2019**

The purpose of the New Business Attraction Program, which is described below, is to develop, present, distribute, and advocate location and development opportunities on assessed District parcels in order to expand existing tenancies, attract new tenants, or generate future growth that positively affects the District and each individual parcel in the District by contributing to an improved business climate and economic vitality. These services are not available within the City's baseline level of services.

These services may be provided by either staff working for the District or by contractor (s) to the District, or a combination of both. The services may include, but are not necessarily limited to, the following: preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association.

New Business Attraction Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner, by promoting the expansion of existing tenants of such parcels, attracting new tenants to such parcels, or generating new growth, thereby helping to maintain a high occupancy rate in the District, which contributes to an image of an improved business climate and economic vitality that affects all assessed parcels in the District. New Business Attraction Program services have no effect on Zone 2 "PF" zoned parcels, do not specially benefit them, and they will not be assessed for them, because of the nature of their public schools use. Similarly, New Business Attraction services will not affect residential use parcels, non-profit use parcels, or church / synagogue use parcels. Therefore, such parcels will not be assessed for New Business Attraction services nor the administrative overhead required to support them. The District will not provide any New Business Attraction services to parcels outside the District. More specific details about the special benefits that New Business Attraction Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**F. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, AND ADMINISTRATION: \$126,000 / 20.7% of total for 2019**

The purpose of the Policy Development, Management, and Administration Program is to create a well managed District that optimizes the use of the assessment funds through effective vendor selection and contract management, excellent communications with stakeholders, effective advocacy on behalf of parcel interests, effective board and committee coordination, and sound fiscal management. As a result the District's direct services provided to and for the

benefit of each parcel will be efficient, effective, and successful and the Policy Development, District Management, and Administration Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. Additionally, the District may provide for District renewal services through the Policy Development, District Management, and Administration Program. These services would not be available within the City's baseline level of services.

This budget category collects District costs for implementing the other identified direct services provided to individually assessed parcels, including costs for District renewal. In addition to managing and administering all affairs of the Owner's Association related to the Melrose BID and complying with all contractual obligations to the City for District operations, this program serves as a "voice" of the assessed parcel owners' community to the media and governmental policy makers. Development of policies that seek to promote Melrose business, and effective and efficient District management / administration are the products of these services. Such efforts may produce changes that enhance business at a number of levels: within the business improvement district organization; within other community based organizations; at City Hall and its various departments; or at other levels of government.

The District will seek grant funding and non-assessment financial support through these services. It will also seek "co-partnerships" with governmental, non-profit, and private sector organizations through these services

The District will be managed / administered by an Owner's Association that may hire a professional manager who may utilize administrative and technical support as needed that would be provided by this budget item. Positions that may be hired by the District may include, but are not limited to, the following: an executive director, clerical assistance, or field maintenance assistance. These positions may be either District employees or contract service providers as determined to be the best interests of the District by the Owner's Association.

Policy Development, District Management, and Administration services will specially and individually benefit each assessment-paying parcel located within the District. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Policy Development, District Management, and Administration Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

G. OFFICE, INSURANCE, ACCOUNTING, AND OTHER: \$54,369 / 8.9% of total for 2019

The purpose of the Office, Insurance, Accounting, and Other budget category is to fund the various administrative and general overhead costs associated with providing the District's services to each assessed parcel. As a result the District's direct services provided to and for the benefit of each assessed parcel will be efficient, effective, and successful and the Office, Insurance, Accounting, and Other Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. These services and administrative needs would not be available within the City's baseline level of services.

Various District office supply, printing, insurance, accounting, bookkeeping, service, rental, telephone, meeting expense, database, computer, furnishing, equipment, and other necessary yet general expenses that will be incurred by the District are included in this budget category. These costs are incurred to implement all other District improvements and activities.

Office, Insurance, Accounting, and Other expenses are incurred only when associated with the provision of improvements and activities that specially and individually benefit each assessed parcel in the District in a particular and distinct way. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Office, Insurance, Accounting, and Other Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

***INSERT BUDGET SERVICE PLAN***











#### **IV. PROPOSED MANAGEMENT DISTRICT ASSESSMENT FORMULA**

Revenues to fund District Service Plan costs will be generated by an annual special assessment against each specially benefitting parcel in the District; and, an annual non-special assessment contribution to cover the costs associated with any general benefit from services. The amount of the special assessment against each assessed parcel reflects the relative special benefit that parcel will derive from District services.

Three (3) levels of benefit will be provided within the District as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers' market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 1 will be \$0.01592 per square foot of lot size; \$0.2076 per square foot of improvement size; and, \$9.7931 per linear foot of street frontage that is directly across from other frontage included within the District.
- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not benefit these Zone 2 parcels,

which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 2 will be \$0.0122 per square foot of lot size; \$0.0584 per square foot of improvement size; and, \$5.7649 per linear foot of street frontage that is directly across from other frontage included within the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 3 will be \$0.01762 per square foot of lot size; \$0.2391 per square foot of improvement size; and, \$10.1772 per linear foot of street frontage that is directly across from other frontage included within the District.

Assessment rates may be adjusted annually by the Owner's Association according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year. Any such CPU adjustment shall be submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Streets and Highways Code Section 36650.

The Los Angeles City Clerk's Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

These assessment rates were designed so that one-third (33.33%) of the total assessment will be based on lot size, one-third (33.33%) will be based on improvement size, and one-third (33.33%) based on street frontage. These three factors, taken together, better reflect the special benefits derived by different types of land uses and parcels than would any single factor. Refer to the Engineer's Report for the District, which is incorporated

herein by reference, and included in Appendix 2 of this document, for greater elaboration regarding the District assessment formula.

Relative to District services provided in Zone 2, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit public schools parcels. Public schools, by their nature, do not specially benefit from these services as do other uses. Therefore, parcels zoned "PF" and used as public schools by the Los Angeles Unified School District (LAUSD) require special analysis in order to avoid overstating the special benefits they receive and will not be assessed for these services from which they do not specially benefit. Moreover, services to these "PF" zoned parcels will only be provided along the linear street frontage of Melrose Avenue or Fairfax Avenue or other streets located in the District only for the length of street frontage that is directly across from other street frontage that is in the District. LAUSD parcels will specially benefit from the direct delivery of Ambassador / Security; and Landscaping, Sanitation, and Beautification; Policy Development, Management, and Administration; and, Office, Insurance, Accounting, and Other services along Melrose Avenue or Fairfax Avenue, or other street frontage that is directly across from street frontage that is in the District. The adjusted assessment also recognizes that school parcels by their nature are disproportionately large as compared to other parcels located within the District.

Relative to District services provided in Zone 3, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit those parcels. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3, and will not therefore specially benefit Zone 3 parcels.

A list of the parcels to be included in the District is provided in Appendix 1 of this document. The Engineer's Report provides a full database including the proposed 2019 assessments for each parcel included within the District.

For a more complete description of the methodology used to determine these rates, refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document.

During the ten-year effective term of the District, it is likely that some of the improvements on some parcels within the District will change, will be developed with additional commercial improvements, or will see the demolition of existing improvements. The assessment against each parcel for any year will be based on the improvements actually present on the parcel at the beginning of that year. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in the Engineer's Report (see Step 5 on Page ER-13). Pursuant to Government Code

Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula itself is changed.

## **V. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE**

The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose business improvement district is being formed to provide enhanced or otherwise unavailable improvements and activities for each individual assessed parcel located within the boundaries of the District.

## **VI. PUBLICLY OWNED PARCELS**

The State Law requires that all publicly owned parcels within the District be assessed as any other similarly situated private parcel unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2014 are shown below:

### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$6,282.66         | 1.10%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$38,510.33        | 6.72%         |
|   |              | Total LAUSD               |       | \$44,792.99        | 7.82%         |

See the Engineer’s Report for additional information about the publically owned parcels.

## **VII. PROPOSED IMPLEMENTATION TIMETABLE**

The following timetable is proposed for the Melrose business improvement district formation:

| <b><u>DATE</u></b> | <b><u>ACTIVITY</u></b>  |
|--------------------|---|
| October 2017       | 1 <sup>st</sup> draft Management District Plan / Engineer's Report.   |
| October 2017       | Approval of Management District Plan / Engineer's Report by City Clerk's Office.  |
| January 2017       | Petitions circulated to all property owners.  |
| March 2018         | Signed petitions submitted to City Clerk's Office & City Council.   |
| April 2018         | City Council adoption of Ordinance of Intention to Form BID.  |
| May 2018           | Proposition 218 ballot election.  |
| June 2018          | Final City Council hearing and ballot counting.   |
| August 2018        | Melrose BID assessments filed with L. A. County.  |
| October 2018       | Approval of new City Contract for BID administration. City Clerk initiates PBID assessment collection process for initial year. |
| January 2019       | Melrose BID begins operations.  |

As provided by State Law, the new Melrose business improvement district will have a set term. The District's term will be January 1, 2019 through December 31, 2028. At the end of that period, the District may be renewed as permitted by State Law, the costs of which would be an approved use of District funds. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to property owners as required by State Law following the removal of all District improvements and property from the public right of way as described Service Plan Budget section of this Management District Plan.

## **VIII. DISTRICT GOVERNANCE**

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

### **A. Owner's Association**

The City will enter into a contract with a private, non-profit entity designated as an "owner's association" to administer and implement improvements and activities described in the Management District Plan. The owner's association may be an existing or newly formed nonprofit entity. The owner's association will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the owner's association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owner's Association will prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The Owner's Association may consider appeals of parcel assessments for appropriate adjustment.

### **B. Professional Staff**

The Board of Directors of the owner's association will employ an Executive Director whose duty it is to implement all of the improvements and activities; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

### **C. Staff Neutrality**

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may not be clearly determined by the Board. In such circumstances, staff should refer such choices to the Board of Directors for decision.

**Appendix 1:**  
**District Parcel List**

**Appendix 2:**  
**Proposition 218 Engineer's Report**

**Engineer's Report**  
**FOR THE**  
**FORMATION**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to adopt a Management District in the Melrose area, a community within the  
City of Los Angeles*

*By*  
*Merit Civil Engineering, Inc.*  
*Robert Merrell, P.E. (R.C.E. #28100)*  
*12391 Lewis Street, Suite 201*  
*Garden Grove, CA 92840*

# ENGINEER'S CERTIFICATION

This Engineer's Report is prepared pursuant to the Property and Business Improvement District Law of 1994 as amended (Streets & Highways Code Section 36600 *et seq.*; hereinafter "State Law") and pursuant to the provisions of Article XIID of the California Constitution (Proposition 218). It has been prepared in support of the Management District Plan for the proposed renewal of Melrose Property Business Improvement District (the "District"). That Management District Plan is incorporated herein by reference and provides a more complete description of the improvements and activities (referred to herein collectively as "Services") to be provided by the District.

Review of this Management District Plan and preparation of this Engineer's Report was completed by:

Robert Merrell, P. E.  
State of California  
Registered Civil Engineer No. 28100

# **ENGINEER'S REPORT**

## **Introduction**

This report shall serve as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit assessments proposed to be levied annually beginning on January 1, 2019 and through and including December 31, 2028 within the Melrose Property Business Improvement District. The assessments levied in connection with the District will be levied against parcels of real property, not businesses, and will be collected on the tax roll at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. This means, for example, that the assessment to fund District operations for calendar year 2019 will be collected on the 2018-19 tax roll. The Los Angeles City Clerk’s Office is authorized to collect the assessments or to place them on the County property tax roll together with any accrued interest or penalties for late payment or non-payment. The assessments will fund the costs of Services provided by the District, which are distributed among all parcels specially benefiting from them, based on the proportional special benefit that each parcel receives from the Services. Only those properties expected to specially benefit from funded Services will be assessed.

## **Background**

The District is a property-based assessment district established pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter “State Law”). The State Law authorizes an assessment to fund various improvements and activities (referred to herein collectively as “Services”), provided in connection with a Business Improvement District. The costs of these Services are distributed among all parcels specially benefiting from the Services based on the proportional benefit each receives from the improvements provided. Only those properties expected to specially benefit from funded Services may be assessed.

This Engineer’s Report was prepared in support of the Management District Plan for the District. Reference is made to the Management District Plan (which is incorporated herein by reference) for a more complete description of the improvements to be funded with the proposed assessment.

## **Proposition 218 Requirements**

Article XIID of the California Constitution, approved by the voters in 1996 as Proposition 218, requires that assessment methodologies meet certain requirements. Key provisions of Proposition 218 together with a description of how the District complies with each are described below.

**Finding 1: “Identify all parcels which have a special benefit conferred upon them and upon which an assessment will be imposed” (From Section 4(a)).**

There are 180 identified parcels within the District that will specially and individually benefit from its proposed Services. These parcels are shown on the boundary map of the District contained within the Management District Plan, and listed in attachments to the Management District Plan and this Engineer’s Report. The lists identify these parcels by Assessor’s Parcel Number, property owner name, and site address.

Parcels were identified for inclusion based upon whether or not they will specially and individually benefit from District Services. The purpose of the proposed District is to provide Services to parcels in the Melrose commercial area, located along Melrose Avenue between N. Highland Avenue on the east and N. Fairfax Avenue on the west. Like many commercial areas in Los Angeles, Melrose is a narrow strip, which is approximately one parcel deep on each side of Melrose Avenue and substantially surrounded by residential neighborhoods. Consequently, all non-residential zoned parcels located within a block of Melrose Avenue were included in the District, while the surrounding solely residential zoned neighborhoods were not. Parcels zoned solely for residential use are excluded from the District or not assessed because, pursuant to Section 36632(c) of the Law, they “are conclusively presumed not to benefit” from District Services.

These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District Services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for Services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in this Engineer’s Report for the District.
- Zone 2 consists of all “PF” zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax

High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these Services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in this Engineer's Report for the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District Services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for Services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, and which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other overhead costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in this Engineer's Report for the District.

All parcels included in the District are commercially zoned "C2" or "C4" by the City of Los Angeles except for the two public schools "PF" zoned parcels. This zoning is recognized by the Los Angeles County Assessor's Office and includes retail, office, restaurant, entertainment, art gallery, and other uses. All such assessed commercial use parcels except those used for residential, non-profit, or church / synagogue use, will specially and individually benefit from District Services in proportion to their relative land and improvement size and length of street frontage as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance their attractiveness for customers, employees, visitors, owners, and tenants as they travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street and public alley cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract customers, employees, tenants, and investors thereby increasing business volumes. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is greater than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target customers, employees, tenants, and investors either individually or as identifiable sub-groups to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

Marketing and Promotions services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. District Marketing and Promotions will not address these uses or serve them in any manner.

- Public plaza or farmers' market promotion services include efforts to site, construct, or operate a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would

attract local residents and visitors in a manner that showcases the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

Public plaza or farmers' market promotion services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. Public plaza or farmers' market promotion services will not address these uses or serve them in any manner.

- New Business Attraction services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interest as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. These services are not available within the City's baseline level of services.

New Business Attraction services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. New Business Attraction services will not address these uses or serve them in any manner.

- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the above described direct Services (i.e. ambassador / security; landscaping, sanitation, and beautification; marketing and promotions; and new business attraction) and the development of broader policies affecting the area that encourage economic activity and growth. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services and facilitate the development of broader policies affecting the individually assessed parcels that encourage economic activity and growth, both of which increase business volumes. This benefit to assessed District parcels is

particular and distinct because non-assessed parcels do not receive the benefits of its direct services or the policy initiatives it undertakes. These services are not available within the City's baseline level of services.

All "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD) will specially and individually benefit from the following District services: ambassador / security services; landscaping, sanitation, and beautification services; and, the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) in proportion to their relative land and improvement size and length of street frontage. There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Such public use parcels will not specially benefit from the following District services: marketing and promotions services; temporary or permanent public plaza or farmers' market promotions; or, new business attraction services as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance their attractiveness for of students, teachers, employees, and visitors as they travel to and from those parcels, thereby stimulating the quality of their educational experience and contributing to the public school mission that specially and individually benefits those parcels. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract students, teachers, employees and visitors thereby contributing to satisfying the owner's service mission. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, none of which will specially benefit publically owned school parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not specially benefit them. Consequently, publically owned parcels in the District will not be assessed for Marketing and Promotions costs or the administrative overhead costs of providing them.

- Public plaza or farmers' market promotions services include public plaza or farmers' market promotion efforts to site, construct, or operate a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. None of these services will specially benefit publically owned school parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not benefit them. Consequently, publically owned school parcels in the District will not be assessed for public plaza or farmers' market promotion costs or the administrative overhead costs of providing them.
- New Business Attraction Services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth of assessed parcels, none of which will specially benefit publically owned school parcels because they are addressed to commercial economic uses not school uses and therefore do not benefit them. Consequently, publically owned parcels in the District will not be assessed for New Business Attraction costs or the administrative overhead costs of providing them.
- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the ambassador / security services; and, landscaping, sanitation, and beautification services that specially benefit these publically owned school parcels and therefore provide a particular and distinct benefit to them because non-assessed parcels do not receive the special benefits of its direct services. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services which benefits assessed parcels' achievement of their service mission. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive the benefits of its direct services. This standard of service is higher than would exist with only baseline City services.

In order to ensure that parcels outside of the District will not specially benefit from the Services funded with the assessment, Services will only be provided within the boundaries of the District. Specifically, ambassador / security patrols, landscaping staff, sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks adjacent to

individually assessed parcels within the District and will not provide services outside of District boundaries. Similarly, the District will not fund ambassador / security patrols; landscaping, sanitation, or beautification services; marketing or promotional efforts; public plaza or farmers' market promotions; nor new business attraction activities directed outside of District boundaries. All District programs are intended to promote commercial vitality, and to attract and retain business within the District.

Parcels outside of the District that are zoned solely for residential use will not specially benefit from District Services because the Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these zoned solely residential parcels will be physically remote from the Services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, homes, apartments and other structures zoned solely for residential use, and outside of the commercial area encompassed by the District, will not specially benefit from the marketing and promotions; new business attraction; and, policy-making services that will be geared towards the commercial use parcels within the District. These services will be marketing the office and retail opportunities in the District, not the residential opportunities outside of it. Additionally, State Law conclusively presumes that parcels zoned solely for residential use receive no special benefit from improvements and activities funded under it. No solely residential zoned parcels are included within the District.

Parcels outside of the District that are in commercial, or other non-residential uses, will not specially benefit from District Services because these Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these commercial or other non-residential use parcels will be physically remote from the services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, marketing and promotions; new business attraction; and, policy-making services that will be focused towards the commercial use parcels within the District and not parcels outside the District. These commercial or other non-residential use parcels are parts of other commercial or residential Districts that surround the Melrose commercial area, not part of this District, which has a definite and unique character and different marketplace orientation from these surrounding areas.

The following narrative explains how specific boundary locations were determined.

**Northern Boundary:**

The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east

along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the non-residential, commercial use parcels with shared marketplace demographic orientation that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential zoned parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential zoned parcels are presumed by State Law to not benefit from District improvements and activities. The area to the north of the alley is zoned solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct business corridor). The commercially zoned parcels that front on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial collector streets and would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace demographic orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

#### **Eastern Boundary:**

The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace

demographic orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements and activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and that would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace demographic. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements and activities provided by the District or are commercial parcels that are oriented to providing services to the surrounding residential neighborhood and are also excluded from the District because they would not benefit from the improvements and activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace demographic orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be provided outside of the District’s boundaries.

#### **Southern Boundary:**

The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace demographic orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities. Also excluded from the District were commercially zoned parcels that front on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements and activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be

provided outside of the District's boundaries.

**Western Boundary:**

The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace demographic. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the services provided for the pedestrian-oriented shopping / office district fronting on Melrose Avenue. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not specially benefit from District improvements and activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements and activities provided for the pedestrian-oriented shopping / office district fronting on Melrose Avenue. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements and activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace demographic. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements and activities will be provided outside of the District's boundaries.

**Finding 2: "Separate the general benefits from the special benefits conferred on parcel(s). Only special benefits are assessable." (From Section 4(a)).**

State Law, Proposition 218, and judicial decisions require that assessments be levied according to the estimated special benefit each assessed parcel receives from Services provided by the District. Article XIID Section 4a of the California Constitution states, in part, that "only special benefits are assessable," which requires that general benefits, if any, be separated from special benefits provided by the District. A judicial decision in the Golden Hill Neighborhood Association v San Diego case further clarified that "even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits,

however slight, can be deducted from the amount of the cost assessed against specially benefitting properties.”

### **Special Benefit**

Proposition 218 defines “special benefit” to mean “a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. General enhancement of property value does not constitute ‘special benefit.’” The Services, their costs, and assessments have been carefully identified, reviewed, and allocated to confer special and individual benefits pursuant to the provisions of State Law and Proposition 218. These Services are tailored to confer special benefits on particular parcels, not the general public, and are above and beyond services available from the City of Los Angeles, which qualifies these Services as particular and distinct benefits. For example, the proposed Ambassador / Security Services Program provides a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels and in doing so creates the appearance of safety of each individually assessed parcel, which will enhance these parcels’ attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Similarly, the proposed Landscaping, Sanitation, and Beautification Program provides sidewalk cleaning, street sweeping, pressure washing, trash removal, graffiti removal, sticker removal, and cleaning at the properties that are assessed. Parcels that receive these services attract more customers, employees, tenants, and investors thereby increasing business volumes. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Also similarly, the proposed Marketing and Promotions Program provides street banners, signage, holiday decorations, a website, social media out-reach, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target tenants, employees, investors, and owners either individually or as combined sub-groups to communicate the desirability of merchandise or services provided on assessed parcels thereby increasing economic activity including sales, customer traffic, and space rentals. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels or their residential units will not be the subject of any District marketing and promotions activities. Also similarly, New Business Attraction services provide for preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District’s best interests as approved by the Owner’s Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. No District services will be provided outside the District boundaries. The special and individual benefit to parcels from the proposed Services is equal to or exceeds the total amount of the proposed assessment in that each individual assessed parcel’s assessment is no greater than the special and individual benefit it

receives from the Services. A quantitative analysis of the special and general benefits is presented below.

The District's purpose is to fund Services that increase pedestrian traffic and business levels by providing a safer, more attractive, better kept, cleaner, and more beautiful environment; presenting a more attractive and vibrant area; and, attracting businesses and tenants which increase rent levels, occupancies, and the vibrancy of assessed parcels. These Services also make each individual parcel a more desirable place to live, work, or conduct business.

Pragmatically, it is well known that business decisions are based upon the quality of alternative locations. As described in an article "Accelerating Economic Growth and Vitality Through Smarter Public Safety Management" that appeared in the September 2012 IBM Global Business Services Executive Report: "Lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns... Almost universally, places with lower crime rates are perceived as more desirable." As economic investment occurs within the District, pedestrian traffic will increase and constitute a special and distinct benefit to all parcels.

Therefore, quantification of the number of individuals engaging in any type of commerce or residing in the District as compared to those not so engaged will distinguish special from general benefits.

In 2013, as a component in the preparation of the original Engineer's Report forming the Melrose BID District, a pedestrian intercept survey was conducted within the District boundary to determine the degree to which respondents engage in any type of commercial activity (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school); or, live within that area. This survey was conducted under the supervision of Dr. William Whitney, a Ph.D. Economist with over 40 years' experience in analytical modeling, and included Whitney's "statistical certification" and calculations that the likelihood that it is an accurate reflection of the total District population is 95.72%. The survey included 547 respondents and was conducted on May 2 and May 4, 2013 at separate random locations throughout the District. Every effort was made to include an unbiased cross section of participants. All of the respondents appropriately addressed each of the questions with a single answer, which allowed all surveys to be used in drawing conclusions.

As to survey results, as distinguished from statistical methodology, Whitney concluded: "Of those 547 valid survey responses, 522 individuals or 95.43% of the total indicated that they would engage in (or intended to engage in) at least one of the described commercial activities within the District as opposed to simply 'stroll, walk around, or make a transit connection' (i.e. just pass through the District) with no business purpose."

The survey also found that: “of the 547 respondents, 453 individuals or 82.82% of the total indicated that at least one of the proposed District Services would contribute to their decision to come into the area.” This response is a measure of the high level of special benefit that assessed parcels receive from District Services.

In preparing this Engineer’s Report in support of Melrose BID renewal, the Engineer has determined that no significant changes relative to the respective ratios of special and general benefit have occurred since the original Whitney survey. Moreover, based upon independent judgement and experience of over 30 years in public works civil engineering and assessment district formation work, including consideration of applicable State Law and judicial guidance, the Engineer has concluded that each of the proposed District Services provides a special and individual benefit to the assessed parcels within the District.

The Services (ambassador / security; landscaping, sanitation, beautification; marketing and promotions; public plaza or farmers’ market promotions; new business attraction; and, policy development, management, and administration) to be provided by the District are designed to meet specific needs of the properties to improve business within the District area and provide special and individual benefits to each property. Improving the business environment supports the goals and objectives established by the property owners in creating the District. District Services will not supplant City of Los Angeles’ police protection, maintenance services, and social services within the area.

No parcels zoned for “solely residential” use have been assessed within the District because such parcels are presumed not to benefit pursuant to State Law.

### **General Benefit**

As discussed above, Proposition 218 requires that general benefits be quantified and separated from special benefits and deducted from the costs of any special benefit parcel assessment. General benefits are benefits from District Services that are: not special in nature, not “particular and distinct,” and not over and above the benefits that other parcels receive. This analysis will identify and quantify general benefits that are provided to parcels outside District boundaries; or, that are provided to the public at large. It is based upon the Engineer’s judgement and experience of over 30 years of public works civil engineering and assessment district formation work.

### **General Benefits to Parcels Outside the District**

Services are provided to each individual assessed parcel within the District’s boundaries, and no Services are provided outside of those boundaries. It is conceivable, however, to conclude that some parcels outside those boundaries may receive some “spillover benefit” from the District’s Marketing and Promotions or New Business Attraction services, which are less site specific than the other Services. In the Engineer’s judgment and experience, Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; public plaza or farmers’ market promotions; or, Policy

Development, Management, and Administration Services are particularly site specific and therefore not subject to providing unintended “spillover benefit” to parcels outside District boundaries. At most, the parcels that could receive such “spillover” general benefit would be those parcels that are located immediately adjacent to or immediately across the street from a parcel receiving District Marketing and Promotions or New Business Attraction services. Any parcel that is any further from another that receives these services; or, does not directly front on a street across from another that receives those services is, in the Engineer’s judgment and experience, considered to be too remote to receive any “spillover” general benefit.

In order to quantify the general benefit that parcels adjacent to the District may receive, the relative size of the District budget allocated to these possible “spillover” services in comparison to the total District budget, or “percentage (%) of the total,” must be determined as shown in the table below.

Next, the relative benefit, or the weighted value of the subject services as applied to any parcels outside the District, must be established. This relative benefit factor compares the value of services as provided inside the District to the value of those services provided outside the District. Parcels inside the District receive a relative benefit of 1.0 from all services provided. Parcels outside the District do not receive “full value” of services that are by definition “spillover.” There is no scientifically certain method of determining relative benefit, so the professional judgment and experience of the Civil Engineer are called upon to form a reasonable conclusion. With respect to Marketing and Promotions and New Business Attraction services, the Engineer has concluded that there would at most be a nominal benefit to each parcel outside the District weighted at one-quarter or 0.25 relative benefit factor. Promotional, website, newsletter, directory, or other materials would not specifically identify any parcel outside the District, thereby minimizing any value of these services. Similarly, no New Business Attraction would identify or consider any specific parcel outside the District, thereby minimizing any value of these services. Only the nebulous scent of a vague sense that important services were being provided to neighboring parcels might attach. Therefore, the Civil Engineer has concluded based upon his nearly 30 years as a Registered Civil Engineer and professional assessment district formation experience that positing of a 0.25 relative benefit is reasonable and provides conservative allowance for any general benefit conferred on such parcels for the subject services. Application of this relative benefit factor to the subject services is also shown in the table below.

Possible General Benefits to Parcels Outside District Boundaries  
Benefit Factor Calculation

|   | Budget    | % of Total | x | Relative Benefit* | = | Benefit Factor |
|---|-----------|------------|---|-------------------|---|----------------|
| District Marketing & Promotions Budget  | \$122,400 | 20.1%      |   | 0.25              |   | 0.0503         |
| District New Business Attraction Budget   | \$1,500   | 0.2%       |   | 0.25              |   | 0.0005         |
|   |           |            |   |                   |   | 0.0508         |
| Total District Budget   | \$609,369 |            |   |                   |   |                |
| *For purposes of this analysis, a conservative 0.25 relative benefit factor is used to weight the relative value of any general benefit “spillover” from District services to parcels outside its boundaries. |           |            |   |                   |   |                |

Based upon the established adjacency criteria, there are 44 commercial parcels that may receive the referenced nominal benefit from District Marketing and Promotions services or New Business Attraction services. There are also 136 parcels zoned solely residential that meet the contiguous adjacency criteria that, pursuant to State Law, are presumed to not receive any special benefit from District services. Also, no general benefit from District services is received by these zoned solely residential parcels because its Marketing and Promotions and New Business Attraction services do not address or affect residential uses in any way. Thus, the total benefit factor representing the benefit of both Marketing and Promotions services and New Business Attraction services for parcels outside the District is applied to the adjacent commercial parcels in the table below, which establishes the relative value conveyed as a general benefit to parcels outside the District.

The Benefit Factor is calculated by multiplying the Percent (%) of Total Budget for the “spillover” category by the Relative Benefit to produce a Benefit Factor. Each of the 44 parcels that might receive nominal general benefits from the District’s Marketing and Promotions or New Business Attractions services is credited with 0.0504 Benefit Factor to account for this possibility. In comparison, there are 180 parcels within the District that each receives a Benefit Factor of 1.0 for these services. This comparison and the calculation of total possible general benefit to parcels outside the District for “spillover” Marketing and Promotions and New Business Attraction services is shown below:

Calculation of Possible Benefits to Parcels Outside District Boundaries

|   | # Parcels | Benefit Factor         | Total Benefit Units |
|---|-----------|------------------------|---------------------|
| # Parcels in District                       | 180       | 1.00                   | 180.00              |
| # Parcels w/ "Spillover"                    | 44        | 0.0508                 | 2.24                |
| Totals                                      | 224       |                        | 182.24              |
|   |           |                        |                     |
| General Benefit to Parcels Outside District |           | 1.23%<br>(2.24/182.24) |                     |

### **General Benefits to the Public At Large**

Another type of general benefit is that provided to the public at large. Such general benefit is provided to people that are purposely within the District boundaries and "not at all likely" to engage in any commercial activity. Such individuals would therefore not be specially benefitted by District Services.

The previously described 2013 pedestrian intercept survey conducted as a component of the initial formation of the Melrose PBID provided data to quantify the general benefits enjoyed by the public at large. It provided data that 95.43% of the population within the District had or intended to engage in at least one of the listed commercial activities (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school). Conversely, 4.57% of the population did not intend to engage in any business and were only engaged in "walking around, strolling, or making a transit connection." These individuals "generally benefited" because they were either "very likely" or "likely" to "stroll or walk around or make a transit connection" in the District and "not likely at all" to "eat or drink at a restaurant, cafe, or bar;" "shop;" "conduct professional business;" "conduct personal business;" "attend church;" or "attend school." These benefits are distinct from the special benefits to parcels within the District.

In preparing this Engineer's Report in support of Melrose BID renewal, the Engineer has determined that no significant changes of the ratio of special benefits to general benefits within the District that would affect the results of the original intercept survey determination of general benefit levels have occurred. Moreover, based upon 30 years' experience in civil engineering and assessment district formation work, the Engineer has concluded that a 6% "general benefit" level is reasonable and appropriate for the Melrose PBID.

### **Total General Benefits**

Considering both types of general benefits as presented above produces the following:

Melrose General Benefits Analysis

|   |       |
|---|-------|
| General Benefits to<br>Parcels Outside District | 1.23% |
|   |       |
| General Benefits to<br>Public at Large          | 4.57% |
|   |       |
| Total General Benefits<br>(Calculated)          | 5.80% |
| Rounded to                                      | 6.0%  |

In order to present a conservative conclusion, it is the Engineer's judgment and experience that the level of general benefits to be funded in the Melrose business improvement district budget from non-assessment sources should be 6.0%, which provides a cushion over and above the calculated general benefit value of 5.79%. The Melrose Business Improvement District budget for the 10-year term beginning January 1, 2019 would be as follows:

Melrose Budget for Special Benefit vs General Benefit Costs

| Year   | Special Benefit | General Benefit | Total Budget |
|--------|-----------------|-----------------|--------------|
|        |                 |                 |              |
| 2019   | \$572,807       | \$36,562        | \$609,369    |
| 2020   | \$601,448       | \$38,390        | \$639,838    |
| 2021   | \$631,520       | \$40,310        | \$671,830    |
| 2022   | \$663,096       | \$42,325        | \$705,421    |
| 2023   | \$696,251       | \$44,442        | \$740,693    |
| 2024   | \$731,064       | \$46,664        | \$777,728    |
| 2025   | \$767,617       | \$48,997        | \$816,614    |
| 2026   | \$805,998       | \$51,447        | \$857,445    |
| 2027   | \$846,298       | \$54,019        | \$900,317    |
| 2028   | \$888,613       | \$56,720        | \$945,333    |
|        |                 |                 |              |
| Totals | \$7,204,713     | \$459,875       | \$7,664,588  |

**Finding 3: “[Determine] the proportionate special benefit derived by each parcel in relationship to the entirety of the... cost of public improvement(s) or the maintenance and operation expenses...or the cost of the property related service being provided.” (From Section 4(a)).**

Every assessed parcel in the District, except publically owned parcels used as school sites with respect to Marketing and Promotions, Public Plaza or Farmers’ Market, and New Business Attraction services, will specially and individually benefit from the Services provided in connection with the District because these Services are designed to increase pedestrian and automobile traffic and building occupancies thereby increasing demand for and utilization of all assessed commercial properties and mission success of all public school properties within the District. Such publically owned parcels will benefit from District Ambassador / Security services, Landscaping, Sanitation, and Beautification services and the portion of District Policy Development, Management, and Administration services required to provides those services. The District will provide Services including Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; Marketing and Promotions Services; Public Plaza or Farmers’ Market promotions, New Business Attraction Services; and, Policy Development, Management, and Administration Services including necessary administrative overhead and support. Each of these Services is designed to meet the goals and mission of the District; improve the safety and attractiveness of each individual assessed parcel within the District; to improve the cleanliness and beauty of each individual assessed parcel within the District; to increase building occupancy and lease rates; to encourage new business development; and, to attract ancillary businesses and services for parcels within the District.

Three (3) factors (lot size, improvement size, and street frontage) were chosen to calculate the special benefit allocable to each parcel in the District.

Lot size is a measurement both of the potential for future development on a parcel to meet customer and tenant demand, and of the present capacity of the parcel’s street level areas to accommodate customers and tenants. Street level space benefits strongly from business improvement district Services because such space is more readily used for retail space, office space, lobby services, and surface parking facilities that are especially sensitive to increases in customer demand.

The size of the improvements on a parcel is a measurement of the capacity of that parcel to currently serve the demand of customers and of retail, office, commercial, residential, church and non-profit, and publically owned parcels.

Frontage is a vital measure because it indicates the amount of the parcel that is directly accessible to and visible from the street. The more frontage a parcel has, the larger the area of sidewalk is in front of the parcel to be landscaped, cleaned, or beautified in connection with District Services.

It is the Engineer's opinion that combining these three (3) factors gives a far better picture of the benefits than could be derived from just one or two of the factors alone; and, that because no one of these factors is more important than the others, and each factor is critical to the overall benefit calculation, each factor is weighted equally in quantifying the benefits any particular parcel would receive.

The Special Benefit & Assessment Analysis section of this Engineer's Report discusses the exact formula used to calculate the benefits.

**Finding 4: "No assessment ...shall exceed the reasonable cost of the proportional special benefit conferred on parcel(s)." (From Section 4(a)).**

The total amount to be assessed will not exceed the estimated reasonable cost of the program. Because each parcel will be assessed in proportion to its share of the total benefit created by the program, no assessment will exceed the reasonable cost of the proportional special benefit conferred on the parcel.

**Finding 5: "Parcels...that are owned or used by any (public) agency shall not be exempt from assessment." (From Section 4(a)).**

The public agency owned parcels are owned by Los Angeles Unified School District (LAUSD) and used as public school site. These parcels will be assessed for the special benefits they receive from District Ambassador / Security services; Landscaping, Beautification, and Sanitation services; and, for that portion of Policy Development, Management, and Administration services including Office, Insurance, Accounting, and Other supply costs required to provide them at the same rate as private parcels of the same size, location and use. The methodology for these assessments is set forth in this Engineer's Report.

The publicly-owned parcels in the District are listed below:

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$6,282.66         | 1.10%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$38,510.33        | 6.72%         |
|   |              | Total LAUSD               |       | \$44,792.99        | 7.82%         |

The above described public parcels owned by the LAUSD and in use as schools and will only receive services on that frontage that is directly across the street from other street frontage that receives District Services. All such publically owned parcels will be assessed for the proportionate special benefits received.

**Finding 6: “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California.” (From Section 4(b)).**

This report is the “detailed engineer’s report” to support the assessments proposed to be levied within the Melrose Business Improvement District.

**Special Benefit & Assessment Analysis**

A six (6)-step process for determining Melrose assessments has been used as delineated below.

**Step 1: Select “benefit units.”**

Because the assessment against each parcel must reflect the special benefit that parcel derives from the District's improvements and activities, the first step in designing an assessment methodology was to assign "benefit units" to different parcel attributes. The assignment of benefit units reflects the relative levels of benefit discussed in "Finding 3", above.

There are three types of benefit units:

A. Lot Benefit Units:

Each parcel in the District was allocated one Lot Benefit Unit for each square foot of the parcel’s surface area.

B. Improvement Benefit Units:

Each parcel fronting in the District was allocated one Improvement Benefit Unit for each square foot of improvements.

C. Frontage Benefit Units:

Each parcel in the District was allocated one Frontage Benefit Unit for each linear foot of the parcel’s frontage on any street except for those parcels zoned PF and used as public schools by the LAUSD. These parcels will be allocated one Frontage Benefit Unit for each linear foot of Melrose frontage and one Frontage Benefit Unit for each linear foot of other street frontage only for the length that is directly across from other frontage that is included in the District. Fairfax High School will be assigned 816 linear feet of Melrose Avenue frontage and 120 linear feet of Genesee Avenue frontage and 1,160 linear feet of Fairfax Avenue frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. Melrose Elementary School will be assigned 264 linear feet of Melrose frontage and 120 linear feet of Formosa Avenue frontage and 120 linear feet of Detroit Street frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. With

respect to PF zoned parcels, District Services will only be performed on these frontages and no others. District Services will be provided on all frontages of all other District parcels.

**Step 2: Calculate the benefit units for each property.**

The number of each type of benefit unit allocated to each identified benefiting parcel within the Melrose was determined from data obtained from the County of Los Angeles and third party real estate data service providers. These data sources provide Assessor Parcel Numbers, ownership, address, parcel size, gross building size, street front footage, and other needed information. This data provides a basis for calculating property-based assessments. All relevant data being used in assessment calculations has been provided, or attempted to be provided, to each property owner in the District for their review. All known or reported discrepancies or errors have been corrected.

**Step 3: Quantify total basic benefit units.**

In aggregate, for Zone 1 there are 839,403 Lot Benefit Units; 643,653 Improvement Benefit Units; and, 13,644 Frontage Benefit Units. For Zone 2 there are 1,220,826 Lot Benefit Units; 255,722 Improvement Benefit Units; and, 2,590 Frontage Benefit Units. For Zone 3 there are 240,591 Lot Benefit Units; 177,248 Improvement Benefit Units; and, 4,165 Frontage Benefit Units.

**Step 4: Calculate “Basic Benefit Unit Cost” for special benefits.**

The annualized cost of the Services to be provided by the District in Zone 1 during 2019 is \$400,850 per year (before inflation adjustments). \$133,616.65 of these costs will be allocated based on Lot Benefit Units; \$133,616.65 based on Improvement Benefit Units; and \$133,616.65 based on Frontage Benefit Units.

The annualized cost of the Services to be provided by the District in Zone 2 during 2019 is \$44,793 per year (before inflation adjustments). \$14,931.00 of these costs will be allocated based on Lot Benefit Units; \$14,931.00 based on Improvement Benefit Units; and \$14,931.00 based on Frontage Benefit Units.

The annualized cost of the Services to be provided by the District in Zone 3 during 2019 is \$127,164 per year (before inflation adjustments). \$42,388.00 of these costs will be allocated based on Lot Benefit Units; \$42,388.00 based on Improvement Benefit Units; and \$42,388.00 based on Frontage Benefit Units.

The cost per benefit unit for Zone 1, Zone 2, and Zone 3, respectively, is therefore as follows:

A. Lot Benefit Units:

$$\$133,616.65 / 839,403 = \$0.1592 \text{ per Lot Benefit Unit in Zone 1}$$

$$\$14,931.00 / 1,220,826 = \$0.0122 \text{ per Lot Benefit Unit in Zone 2}$$

$$\$42,388.00 / 240,591 = \$0.1762 \text{ per Lot Benefit Unit in Zone 3}$$

B. Improvement Benefit Units:

$$\$133,616.65 / 643,653 = \$0.2076 \text{ per Improvement Benefit Unit in Zone 1}$$

$$\$14,931.00 / 255,722 = \$0.0584 \text{ per Improvement Benefit Unit in Zone 2}$$

$$\$42,388.00 / 177,248 = \$0.2391 \text{ per Improvement Benefit Unit in Zone 3}$$

C. Frontage Benefit Units:

$$\$133,616.65 / 13,644 = \$9.7931 \text{ per Frontage Benefit Unit in Zone 1}$$

$$\$14,931.00 / 2,590 = \$5.7649 \text{ per Frontage Benefit Unit in Zone 2}$$

$$\$42,388.00 / 4,165 = \$10.1772 \text{ per Improvement Benefit Unit in Zone 3}$$

**Step 5: Determine Assessment Formula.**

Combining the calculations from Steps 1 and 4, the assessment formula is therefore:

Zone 1 District assessment formula = (\$0.1592 X square feet of parcel size) + (\$0.2076 X square feet of improvements) + (\$9.7931 X linear feet of frontage).

Zone 2 District assessment formula = (\$0.0122 X square feet of parcel size) + (\$0.0584 X square feet of improvements) + (\$5.7649 X linear feet of frontage).

Zone 3 District assessment formula = (\$0.1762 X square feet of parcel size) + (\$0.2391 X square feet of improvements) + (\$10.1772 X linear feet of frontage).

**Step 6. Spread the Assessments.**

The resultant assessment spread calculations for each parcel within the District are shown in an attachment to this Engineer's Report and were determined by applying the District

assessment formula to each benefiting property. This list of all identified benefiting parcels in the District area delineates each parcel and its benefit units for parcel area, improvement size, and linear street frontage.

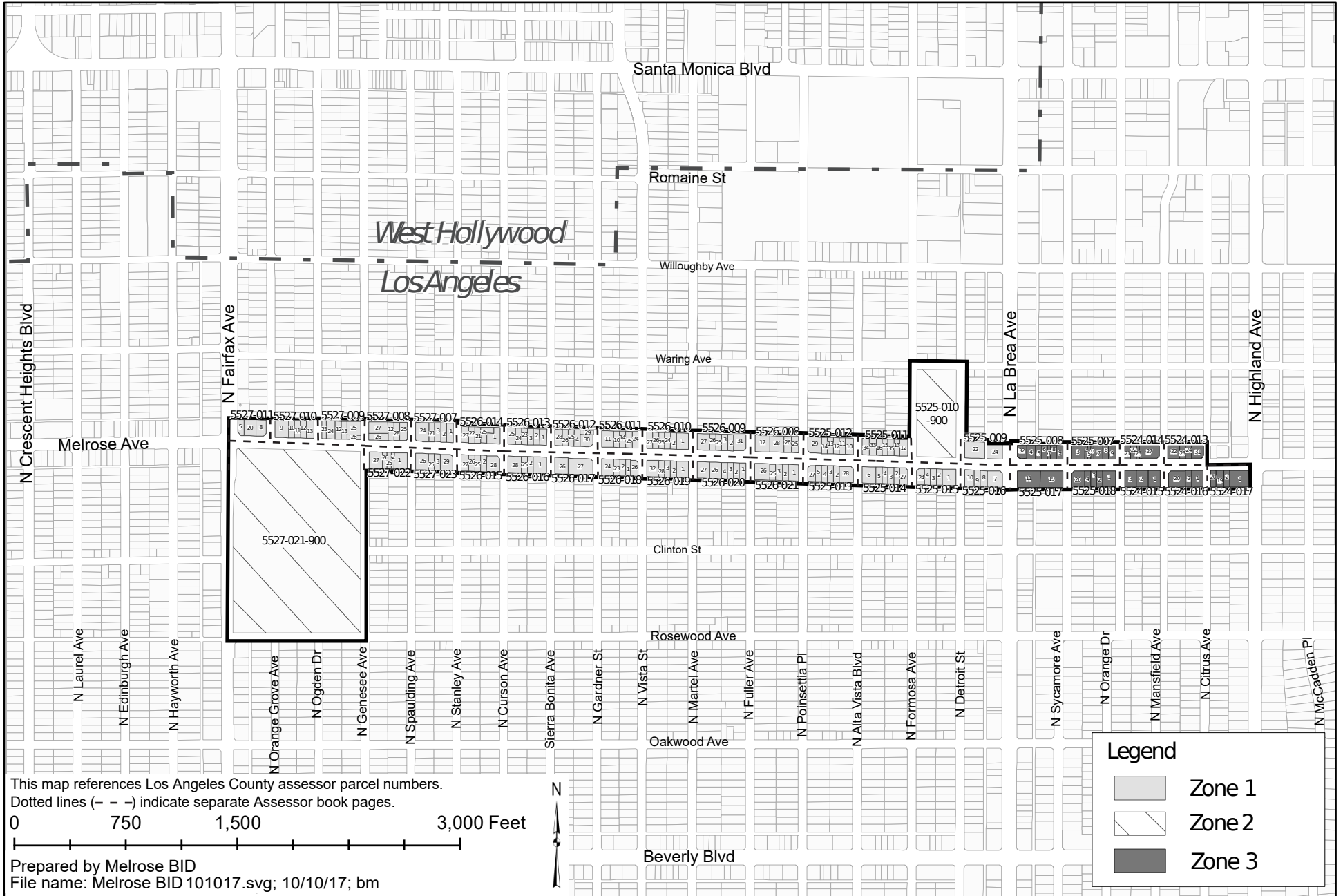
During the ten-year effective term of the District, it is likely that some parcels within the District will be developed with additional commercial improvements or will see the demolition of existing improvements. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in Step 5 on Page ER-11. Pursuant to Government Code Section 53750(h)(3), such recalculation does not constitute an “increase” of assessment that requires the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula is itself changed.

Assessment rates may be adjusted annually by the Owner’s Association to reflect changes in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year.

**ATTACHMENT 1**

**MELROSE PBID PROPERTY INFORMATION**  
**and**  
**ASSESSMENTS FOR 2019**

# Melrose BID Area



**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #1              |                      |                      |                         |                  | Year #2              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2019                 |                      |                      |                         |                  | 2020                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$102,592            | \$14,771             | \$32,661             | \$9,576                 | \$159,600        | \$107,721            | \$15,510             | \$34,294             | \$10,055                | \$167,580        |
| B. Landscaping, Sanitation, & Beautification | \$92,564             | \$13,328             | \$29,468             | \$8,640                 | \$144,000        | \$97,192             | \$13,994             | \$30,942             | \$9,072                 | \$151,201        |
| C. Marketing & Promotions                    | \$87,272             | \$0                  | \$27,784             | \$7,344                 | \$122,400        | \$91,636             | \$0                  | \$29,173             | \$7,711                 | \$128,520        |
| D. Public Plaza or Farmers' Market           | \$1,410              | \$0                  | \$0                  | \$90                    | \$1,500          | \$1,481              | \$0                  | \$0                  | \$95                    | \$1,575          |
| E. New Business Attraction                   | \$1,070              | \$0                  | \$340                | \$90                    | \$1,500          | \$1,123              | \$0                  | \$358                | \$95                    | \$1,575          |
| F. Policy Dev, Management & Administration   | \$80,994             | \$11,662             | \$25,785             | \$7,560                 | \$126,000        | \$85,043             | \$12,245             | \$27,074             | \$7,938                 | \$132,300        |
| G. Office, Insurance, Accounting, & Other    | \$34,949             | \$5,032              | \$11,126             | \$3,262                 | \$54,369         | \$36,696             | \$5,284              | \$11,683             | \$3,425                 | \$57,088         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$400,850</b>     | <b>\$44,793</b>      | <b>\$127,164</b>     | <b>\$36,562</b>         | <b>\$609,369</b> | <b>\$420,893</b>     | <b>\$47,033</b>      | <b>\$133,523</b>     | <b>\$38,390</b>         | <b>\$639,838</b> |
| Sub Total                                    | <b>\$572,807</b>     |                      |                      |                         |                  | <b>\$601,448</b>     |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | <b>\$609,369</b>     |                      |                      |                         |                  | <b>\$639,838</b>     |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #3              |                      |                      |                         |                  | Year #4              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2021                 |                      |                      |                         |                  | 2022                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$113,107            | \$16,285             | \$36,009             | \$10,558                | \$175,959        | \$118,763            | \$17,099             | \$37,809             | \$11,085                | \$184,756        |
| B. Landscaping, Sanitation, & Beautification | \$102,052            | \$14,694             | \$32,489             | \$9,526                 | \$158,761        | \$107,154            | \$15,429             | \$34,113             | \$10,002                | \$166,699        |
| C. Marketing & Promotions                    | \$96,218             | \$0                  | \$30,632             | \$8,097                 | \$134,946        | \$101,029            | \$0                  | \$32,163             | \$8,502                 | \$141,693        |
| D. Public Plaza or Farmers' Market           | \$1,555              | \$0                  | \$0                  | \$99                    | \$1,654          | \$1,632              | \$0                  | \$0                  | \$104                   | \$1,736          |
| E. New Business Attraction                   | \$1,179              | \$0                  | \$375                | \$99                    | \$1,654          | \$1,238              | \$0                  | \$394                | \$104                   | \$1,736          |
| F. Policy Dev, Management & Administration   | \$89,295             | \$12,857             | \$28,428             | \$8,335                 | \$138,915        | \$93,760             | \$13,500             | \$29,849             | \$8,752                 | \$145,861        |
| G. Office, Insurance, Accounting, & Other    | \$38,531             | \$5,548              | \$12,267             | \$3,597                 | \$59,942         | \$40,458             | \$5,825              | \$12,880             | \$3,776                 | \$62,939         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$441,937</b>     | <b>\$49,384</b>      | <b>\$140,199</b>     | <b>\$40,310</b>         | <b>\$671,830</b> | <b>\$464,034</b>     | <b>\$51,853</b>      | <b>\$147,209</b>     | <b>\$42,325</b>         | <b>\$705,422</b> |
| Sub Total                                    | \$631,520            |                      |                      |                         |                  | \$663,096            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$671,830            |                      |                      |                         |                  | \$705,422            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #5              |                      |                      |                         |                  | Year #6              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2023                 |                      |                      |                         |                  | 2024                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$124,701            | \$17,954             | \$39,699             | \$11,640                | \$193,994        | \$130,936            | \$18,852             | \$41,684             | \$12,222                | \$203,694        |
| B. Landscaping, Sanitation, & Beautification | \$112,512            | \$16,200             | \$35,819             | \$10,502                | \$175,033        | \$118,138            | \$17,010             | \$37,610             | \$11,027                | \$183,785        |
| C. Marketing & Promotions                    | \$106,080            | \$0                  | \$33,771             | \$8,927                 | \$148,778        | \$111,384            | \$0                  | \$35,460             | \$9,373                 | \$156,217        |
| D. Public Plaza or Farmers' Market           | \$1,714              | \$0                  | \$0                  | \$109                   | \$1,823          | \$1,800              | \$0                  | \$0                  | \$115                   | \$1,914          |
| E. New Business Attraction                   | \$1,300              | \$0                  | \$414                | \$109                   | \$1,823          | \$1,365              | \$0                  | \$435                | \$115                   | \$1,914          |
| F. Policy Dev, Management & Administration   | \$98,448             | \$14,175             | \$31,342             | \$9,189                 | \$153,154        | \$103,371            | \$14,884             | \$32,909             | \$9,649                 | \$160,812        |
| G. Office, Insurance, Accounting, & Other    | \$42,481             | \$6,116              | \$13,524             | \$3,965                 | \$66,086         | \$44,605             | \$6,422              | \$14,200             | \$4,163                 | \$69,391         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$487,236</b>     | <b>\$54,446</b>      | <b>\$154,569</b>     | <b>\$44,442</b>         | <b>\$740,693</b> | <b>\$511,598</b>     | <b>\$57,168</b>      | <b>\$162,298</b>     | <b>\$46,664</b>         | <b>\$777,727</b> |
| Sub Total                                    | \$696,251            |                      |                      |                         |                  | \$731,064            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$740,693            |                      |                      |                         |                  | \$777,727            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #7              |                      |                      |                         |                  | Year #8              |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2025                 |                      |                      |                         |                  | 2026                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$137,483            | \$19,795             | \$43,769             | \$12,833                | \$213,879        | \$144,357            | \$20,784             | \$45,957             | \$13,474                | \$224,573        |
| B. Landscaping, Sanitation, & Beautification | \$124,045            | \$17,861             | \$39,490             | \$11,578                | \$192,974        | \$130,247            | \$18,754             | \$41,465             | \$12,157                | \$202,623        |
| C. Marketing & Promotions                    | \$116,953            | \$0                  | \$37,233             | \$9,842                 | \$164,028        | \$122,801            | \$0                  | \$39,094             | \$10,334                | \$172,229        |
| D. Public Plaza or Farmers' Market           | \$1,890              | \$0                  | \$0                  | \$121                   | \$2,010          | \$1,984              | \$0                  | \$0                  | \$127                   | \$2,111          |
| E. New Business Attraction                   | \$1,433              | \$0                  | \$456                | \$121                   | \$2,010          | \$1,505              | \$0                  | \$479                | \$127                   | \$2,111          |
| F. Policy Dev, Management & Administration   | \$108,539            | \$15,628             | \$34,554             | \$10,131                | \$168,853        | \$113,966            | \$16,410             | \$36,282             | \$10,638                | \$177,295        |
| G. Office, Insurance, Accounting, & Other    | \$46,835             | \$6,743              | \$14,910             | \$4,372                 | \$72,860         | \$49,177             | \$7,080              | \$15,656             | \$4,590                 | \$76,503         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$537,178</b>     | <b>\$60,027</b>      | <b>\$170,413</b>     | <b>\$48,997</b>         | <b>\$816,614</b> | <b>\$564,036</b>     | <b>\$63,028</b>      | <b>\$178,933</b>     | <b>\$51,447</b>         | <b>\$857,445</b> |
| Sub Total                                    | \$767,617            |                      |                      |                         |                  | \$805,998            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | <b>\$816,614</b>     |                      |                      |                         |                  | <b>\$857,445</b>     |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleting projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

| Item   | Year #9              |                      |                      |                         |                  | Year #10             |                      |                      |                         |                  |
|--|----------------------|----------------------|----------------------|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|------------------|
|  | 2027                 |                      |                      |                         |                  | 2028                 |                      |                      |                         |                  |
|  | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           | Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals           |
| <b>ANNUAL BUDGET COSTS</b>                   |                      |                      |                      |                         |                  |                      |                      |                      |                         |                  |
| A. Ambassador / Security Services            | \$151,575            | \$21,823             | \$48,255             | \$14,148                | \$235,801        | \$159,154            | \$22,915             | \$50,668             | \$14,855                | \$247,591        |
| B. Landscaping, Sanitation, & Beautification | \$136,759            | \$19,692             | \$43,538             | \$12,765                | \$212,754        | \$143,597            | \$20,676             | \$45,715             | \$13,404                | \$223,392        |
| C. Marketing & Promotions                    | \$128,941            | \$0                  | \$41,049             | \$10,850                | \$180,841        | \$135,388            | \$0                  | \$43,102             | \$11,393                | \$189,883        |
| D. Public Plaza or Farmers' Market           | \$2,083              | \$0                  | \$0                  | \$133                   | \$2,216          | \$2,187              | \$0                  | \$0                  | \$140                   | \$2,327          |
| E. New Business Attraction                   | \$1,580              | \$0                  | \$503                | \$133                   | \$2,216          | \$1,659              | \$0                  | \$528                | \$140                   | \$2,327          |
| F. Policy Dev, Management & Administration   | \$119,664            | \$17,230             | \$38,096             | \$11,170                | \$186,160        | \$125,648            | \$18,092             | \$40,001             | \$11,728                | \$195,468        |
| G. Office, Insurance, Accounting, & Other    | \$51,636             | \$7,434              | \$16,438             | \$4,820                 | \$80,328         | \$54,217             | \$7,806              | \$17,260             | \$5,061                 | \$84,345         |
| <b>TOTAL BUDGET BY ZONE</b>                  | <b>\$592,238</b>     | <b>\$66,180</b>      | <b>\$187,880</b>     | <b>\$54,019</b>         | <b>\$900,317</b> | <b>\$621,850</b>     | <b>\$69,489</b>      | <b>\$197,274</b>     | <b>\$56,720</b>         | <b>\$945,333</b> |
| Sub Total                                    | \$846,298            |                      |                      |                         |                  | \$888,613            |                      |                      |                         |                  |
| <b>GRAND TOTAL PBID BUDGET</b>               | \$900,317            |                      |                      |                         |                  | \$945,333            |                      |                      |                         |                  |

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleted projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

Continued...

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

10 Years

Item

Totals

| Zone 1<br>SP Ass'mts | Zone 2<br>SP Ass'mts | Zone 3<br>SP Ass'mts | Non Ass'mt <sup>1</sup> | Totals |
|----------------------|----------------------|----------------------|-------------------------|--------|
|----------------------|----------------------|----------------------|-------------------------|--------|

**ANNUAL BUDGET COSTS**

|  |             |           |           |           |             |
|--|-------------|-----------|-----------|-----------|-------------|
| A. Ambassador / Security Services            | \$1,290,389 | \$185,788 | \$410,804 | \$120,446 | \$2,007,427 |
| B. Landscaping, Sanitation, & Beautification | \$1,164,261 | \$167,638 | \$370,650 | \$108,673 | \$1,811,222 |
| C. Marketing & Promotions                    | \$1,097,701 | \$0       | \$349,461 | \$92,372  | \$1,539,534 |
| D. Public Plaza or Farmers' Market           | \$17,735    | \$0       | \$0       | \$1,132   | \$18,867    |
| E. New Business Attraction                   | \$13,452    | \$0       | \$4,283   | \$1,132   | \$18,867    |
| F. Policy Dev, Management & Administration   | \$1,018,728 | \$146,683 | \$324,319 | \$95,089  | \$1,584,819 |
| G. Office, Insurance, Accounting, & Other    | \$439,585   | \$63,291  | \$139,944 | \$41,031  | \$683,851   |

**TOTAL BUDGET BY ZONE**

|             |           |             |           |             |
|-------------|-----------|-------------|-----------|-------------|
| \$5,041,850 | \$563,401 | \$1,599,461 | \$459,875 | \$7,664,588 |
|-------------|-----------|-------------|-----------|-------------|

Sub Total

\$7,204,713

**GRAND TOTAL PBID BUDGET**

\$7,664,588

1. Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

End.

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #                                | APN          | PROPERTY OWNER  | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|----------------------------------|--------------|---|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| <b>Zone 1 Fairfax to La Brea</b> |              |   |                |                              |                        |                  |                              |                        |                   |                           |                            |                      |                             |            |
| 1                                | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                   | 14,636         | 14,636                       | \$2,329.77             | 7,629            | 7,629                        | \$1,583.71             | 133               | 110                       | 243                        | \$2,379.72           | \$6,293.20                  | 1.10%      |
| 2                                | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                     | 10,411         | 10,411                       | \$1,657.23             | 2,008            | 2,008                        | \$416.84               | 105               | 101                       | 206                        | \$2,017.37           | \$4,091.44                  | 0.71%      |
| 3                                | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                 | 5,924          | 5,924                        | \$942.99               | 8,913            | 8,913                        | \$1,850.26             | 54                | 110                       | 164                        | \$1,606.06           | \$4,399.31                  | 0.77%      |
| 4                                | 5525-011-013 | HAGER DAVID AND JUDITH                                      | 4,400          | 4,400                        | \$700.39               | 4,600            | 4,600                        | \$954.92               | 40                |                           | 40                         | \$391.72             | \$2,047.04                  | 0.36%      |
| 5                                | 5525-011-015 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$700.39               | 2,272            | 2,272                        | \$471.65               | 40                |                           | 40                         | \$391.72             | \$1,563.76                  | 0.27%      |
| 6                                | 5525-011-016 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$700.39               | 2,400            | 2,400                        | \$498.22               | 40                |                           | 40                         | \$391.72             | \$1,590.34                  | 0.28%      |
| 7                                | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST               | 5,053          | 5,053                        | \$804.34               | 3,756            | 3,756                        | \$779.71               | 46                |                           | 46                         | \$450.48             | \$2,034.53                  | 0.36%      |
| 8                                | 5525-011-034 | KREGLER ETEUKA M TRUST ETEUKA M KREGLER TRUST               | 5,271          | 5,271                        | \$839.04               | 1,462            | 1,462                        | \$303.50               | 48                | 110                       | 158                        | \$1,547.31           | \$2,689.84                  | 0.47%      |
| 9                                | 5525-011-035 | 7213 MELROSE LLC  | 4,400          | 4,400                        | \$700.39               | 2,272            | 2,272                        | \$471.65               | 40                |                           | 40                         | \$391.72             | \$1,563.76                  | 0.27%      |
| 10                               | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                                | 5,924          | 5,924                        | \$942.99               | 12,240           | 12,240                       | \$2,540.92             | 54                | 110                       | 164                        | \$1,606.06           | \$5,089.96                  | 0.89%      |
| 11                               | 5525-012-011 | KERMANI BENJAMIN  | 4,400          | 4,400                        | \$700.39               | 2,855            | 2,855                        | \$592.67               | 40                |                           | 40                         | \$391.72             | \$1,684.79                  | 0.29%      |
| 12                               | 5525-012-012 | 7261 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.39               | 3,904            | 3,904                        | \$810.44               | 40                |                           | 40                         | \$391.72             | \$1,902.55                  | 0.33%      |
| 13                               | 5525-012-013 | 7265 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.39               | 3,960            | 3,960                        | \$822.06               | 40                |                           | 40                         | \$391.72             | \$1,914.18                  | 0.33%      |
| 14                               | 5525-012-014 | WERKOW STEVEN A ET AL                                       | 4,400          | 4,400                        | \$700.39               | 4,000            | 4,000                        | \$830.36               | 40                |                           | 40                         | \$391.72             | \$1,922.48                  | 0.34%      |
| 15                               | 5525-012-029 | BEHNIU LP   | 9,780          | 9,780                        | \$1,556.79             | 4,190            | 4,190                        | \$869.81               | 90                | 103                       | 193                        | \$1,890.06           | \$4,316.66                  | 0.75%      |
| 16                               | 5525-013-002 | 1040 N WESTERN LLC  | 4,400          | 4,400                        | \$700.39               | 4,240            | 4,240                        | \$880.19               | 40                |                           | 40                         | \$391.72             | \$1,972.30                  | 0.34%      |
| 17                               | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$700.39               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 18                               | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$700.39               | 6,008            | 6,008                        | \$1,247.21             | 40                |                           | 40                         | \$391.72             | \$2,339.32                  | 0.41%      |
| 19                               | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                    | 4,400          | 4,400                        | \$700.39               | 3,904            | 3,904                        | \$810.44               | 40                |                           | 40                         | \$391.72             | \$1,902.55                  | 0.33%      |
| 20                               | 5525-013-027 | GROUNDINGS CORPORATION                                      | 5,576          | 5,576                        | \$887.59               | 4,843            | 4,843                        | \$1,005.36             | 48                | 103                       | 151                        | \$1,478.75           | \$3,371.71                  | 0.59%      |
| 21                               | 5525-013-028 | SIP 4500 LLC  | 9,990          | 9,990                        | \$1,590.21             | 11,368           | 11,368                       | \$2,359.90             | 90                | 103                       | 193                        | \$1,890.06           | \$5,840.17                  | 1.02%      |
| 22                               | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                         | 4,400          | 4,400                        | \$700.39               | 2,054            | 2,054                        | \$426.39               | 40                |                           | 40                         | \$391.72             | \$1,518.51                  | 0.27%      |
| 23                               | 5525-014-003 | N AND H PARTNERS LLC  | 4,400          | 4,400                        | \$700.39               | 2,081            | 2,081                        | \$432.00               | 40                |                           | 40                         | \$391.72             | \$1,524.11                  | 0.27%      |
| 24                               | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                        | 4,400          | 4,400                        | \$700.39               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 25                               | 5525-014-005 | SANDO PLACE LLC   | 4,400          | 4,400                        | \$700.39               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 26                               | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                   | 10,324         | 10,324                       | \$1,643.38             | 6,226            | 6,226                        | \$1,292.46             | 94                | 110                       | 204                        | \$1,997.79           | \$4,933.63                  | 0.86%      |
| 27                               | 5525-014-027 | 7200 MELROSE LLC  | 5,828          | 5,828                        | \$927.70               | 5,241            | 5,241                        | \$1,087.99             | 50                | 106                       | 156                        | \$1,527.72           | \$3,543.41                  | 0.62%      |
| 28                               | 5525-015-001 | 7150 MELROSE LLC  | 10,106         | 10,106                       | \$1,608.68             | 5,488            | 5,488                        | \$1,139.26             | 92                | 110                       | 202                        | \$1,978.20           | \$4,726.14                  | 0.83%      |
| 29                               | 5525-015-002 | FADLON ASHER AND CARMELA                                    | 4,400          | 4,400                        | \$700.39               | 4,000            | 4,000                        | \$830.36               | 40                |                           | 40                         | \$391.72             | \$1,922.48                  | 0.34%      |
| 30                               | 5525-015-003 | 7 MELROSE LLC   | 4,400          | 4,400                        | \$700.39               | 6,008            | 6,008                        | \$1,247.21             | 40                |                           | 40                         | \$391.72             | \$2,339.32                  | 0.41%      |
| 31                               | 5525-015-004 | ONE WAY REAL ESTATE LLC                                     | 4,400          | 4,400                        | \$700.39               | 3,380            | 3,380                        | \$701.66               | 40                |                           | 40                         | \$391.72             | \$1,793.78                  | 0.31%      |
| 32                               | 5525-015-024 | 7174 MELROSE AVENUE LLC                                     | 5,502          | 5,502                        | \$875.81               | 4,645            | 4,645                        | \$964.26               | 48                | 103                       | 151                        | \$1,478.75           | \$3,318.83                  | 0.58%      |
| 33                               | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                        | 10,585         | 10,585                       | \$1,684.93             | 0                | 0                            | \$0.00                 | 96                | 103                       | 199                        | \$1,948.82           | \$3,633.75                  | 0.63%      |
| 34                               | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                        | 5,358          | 5,358                        | \$852.89               | 0                | 0                            | \$0.00                 | 50                |                           | 50                         | \$489.65             | \$1,342.54                  | 0.23%      |
| 35                               | 5525-016-009 | JORDAN EDD M  | 4,400          | 4,400                        | \$700.39               | 3,459            | 3,459                        | \$718.06               | 40                |                           | 40                         | \$391.72             | \$1,810.18                  | 0.32%      |
| 36                               | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS                | 6,926          | 6,926                        | \$1,102.48             | 4,744            | 4,744                        | \$984.81               | 63                | 110                       | 173                        | \$1,694.20           | \$3,781.50                  | 0.66%      |
| 37                               | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                            | 11,021         | 11,021                       | \$1,754.33             | 4,063            | 4,063                        | \$843.44               | 100               | 110                       | 210                        | \$2,056.54           | \$4,654.32                  | 0.81%      |
| 38                               | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                  | 5,401          | 5,401                        | \$859.73               | 6,587            | 6,587                        | \$1,367.40             | 49                | 110                       | 159                        | \$1,557.10           | \$3,784.24                  | 0.66%      |
| 39                               | 5526-008-026 | GROUNDINGS  | 5,401          | 5,401                        | \$859.73               | 4,900            | 4,900                        | \$1,017.20             | 49                |                           | 49                         | \$479.86             | \$2,356.79                  | 0.41%      |
| 40                               | 5526-008-028 | MELROSE ASPIRATIONS LLC                                     | 10,530         | 10,530                       | \$1,676.17             | 10,911           | 10,911                       | \$2,265.03             | 96                |                           | 96                         | \$940.13             | \$4,881.33                  | 0.85%      |
| 41                               | 5526-009-002 | 7361 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.39               | 6,240            | 6,240                        | \$1,295.37             | 40                |                           | 40                         | \$391.72             | \$2,387.49                  | 0.42%      |
| 42                               | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$700.39               | 2,960            | 2,960                        | \$614.47               | 40                |                           | 40                         | \$391.72             | \$1,706.59                  | 0.30%      |
| 43                               | 5526-009-025 | COLABELLA PROPERTIES  | 4,400          | 4,400                        | \$700.39               | 3,840            | 3,840                        | \$797.15               | 40                |                           | 40                         | \$391.72             | \$1,889.27                  | 0.33%      |
| 44                               | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                   | 4,400          | 4,400                        | \$700.39               | 3,240            | 3,240                        | \$672.60               | 40                |                           | 40                         | \$391.72             | \$1,764.71                  | 0.31%      |
| 45                               | 5526-009-027 | WINETT KENNETH R TRUST                                      | 9,365          | 9,365                        | \$1,490.73             | 8,006            | 8,006                        | \$1,661.97             | 85                | 110                       | 195                        | \$1,909.65           | \$5,062.35                  | 0.88%      |
| 46                               | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST               | 8,939          | 8,939                        | \$1,422.92             | 6,072            | 6,072                        | \$1,260.49             | 80                | 103                       | 183                        | \$1,792.13           | \$4,475.54                  | 0.78%      |
| 47                               | 5526-010-001 | JEJEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 8,799          | 8,799                        | \$1,400.63             | 5,280            | 5,280                        | \$1,096.08             | 80                | 110                       | 190                        | \$1,860.68           | \$4,357.39                  | 0.76%      |
| 48                               | 5526-010-002 | JEJEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 4,400          | 4,400                        | \$700.39               | 5,125            | 5,125                        | \$1,063.90             | 40                |                           | 40                         | \$391.72             | \$2,156.02                  | 0.38%      |
| 49                               | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$700.39               | 4,194            | 4,194                        | \$870.64               | 40                |                           | 40                         | \$391.72             | \$1,962.75                  | 0.34%      |
| 50                               | 5526-010-025 | BRS LLC   | 4,400          | 4,400                        | \$700.39               | 2,000            | 2,000                        | \$415.18               | 40                |                           | 40                         | \$391.72             | \$1,507.30                  | 0.26%      |
| 51                               | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                         | 4,400          | 4,400                        | \$700.39               | 2,635            | 2,635                        | \$547.00               | 40                |                           | 40                         | \$391.72             | \$1,639.12                  | 0.29%      |
| 52                               | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                              | 4,400          | 4,400                        | \$700.39               | 1,592            | 1,592                        | \$330.49               | 40                | 110                       | 150                        | \$1,468.96           | \$2,499.84                  | 0.44%      |
| 53                               | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                  | 4,400          | 4,400                        | \$700.39               | 4,210            | 4,210                        | \$873.96               | 40                |                           | 40                         | \$391.72             | \$1,966.08                  | 0.34%      |
| 54                               | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                  | 8,799          | 8,799                        | \$1,400.63             | 14,140           | 14,140                       | \$2,935.34             | 80                | 110                       | 190                        | \$1,860.68           | \$6,196.65                  | 1.08%      |
| 55                               | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST          | 4,530          | 4,530                        | \$721.09               | 2,688            | 2,688                        | \$558.00               | 41                |                           | 41                         | \$401.52             | \$1,680.61                  | 0.29%      |
| 56                               | 5526-011-024 | 7449 MELROSE LLC  | 4,113          | 4,113                        | \$654.71               | 4,134            | 4,134                        | \$858.18               | 37                | 110                       | 147                        | \$1,439.58           | \$2,952.47                  | 0.52%      |
| 57                               | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                       | 4,966          | 4,966                        | \$790.49               | 3,680            | 3,680                        | \$763.94               | 45                |                           | 45                         | \$440.69             | \$1,995.11                  | 0.35%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #   | APN          | PROPERTY OWNER   | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----|--------------|--|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 58  | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 4,400          | 4,400                        | \$700.39               | 2,257            | 2,257                        | \$468.53               | 40                |                           | 40                         | \$391.72             | \$1,560.65                  | 0.27%      |
| 59  | 5526-012-025 | JOLIE MELROSE LLC  | 4,400          | 4,400                        | \$700.39               | 1,730            | 1,730                        | \$359.13               | 40                |                           | 40                         | \$391.72             | \$1,451.25                  | 0.25%      |
| 60  | 5526-012-026 | HERSON PROPERTIES LLC                                      | 4,400          | 4,400                        | \$700.39               | 5,349            | 5,349                        | \$1,110.40             | 40                |                           | 40                         | \$391.72             | \$2,202.52                  | 0.38%      |
| 61  | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 5,489          | 5,489                        | \$873.74               | 3,907            | 3,907                        | \$811.06               | 50                | 110                       | 160                        | \$1,566.89           | \$3,251.69                  | 0.57%      |
| 62  | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 2,701          | 2,701                        | \$429.95               | 2,832            | 2,832                        | \$587.90               | 0                 | 30                        | 30                         | \$293.79             | \$1,311.64                  | 0.23%      |
| 63  | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 6,826          | 6,826                        | \$1,086.57             | 3,794            | 3,794                        | \$787.60               | 83                | 73                        | 156                        | \$1,527.72           | \$3,401.89                  | 0.59%      |
| 64  | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 5,489          | 5,489                        | \$873.74               | 6,763            | 6,763                        | \$1,403.94             | 50                | 110                       | 160                        | \$1,566.89           | \$3,844.57                  | 0.67%      |
| 65  | 5526-013-002 | BUTZ RICHARD COMPANY TRUST BUTZ FAMILY TRUST               | 4,400          | 4,400                        | \$700.39               | 3,866            | 3,866                        | \$802.55               | 40                |                           | 40                         | \$391.72             | \$1,894.66                  | 0.33%      |
| 66  | 5526-013-003 | 7561 MELROSE LLC   | 4,400          | 4,400                        | \$700.39               | 2,800            | 2,800                        | \$581.26               | 40                |                           | 40                         | \$391.72             | \$1,673.37                  | 0.29%      |
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                       | 4,400          | 4,400                        | \$700.39               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC             | 4,400          | 4,400                        | \$700.39               | 3,680            | 3,680                        | \$763.94               | 40                |                           | 40                         | \$391.72             | \$1,856.05                  | 0.32%      |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                               | 5,489          | 5,489                        | \$873.74               | 7,397            | 7,397                        | \$1,535.55             | 50                | 110                       | 160                        | \$1,566.89           | \$3,976.19                  | 0.69%      |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN        | 7,971          | 7,971                        | \$1,268.83             | 5,400            | 5,400                        | \$1,120.99             | 90                | 110                       | 200                        | \$1,958.61           | \$4,348.43                  | 0.76%      |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                               | 4,400          | 4,400                        | \$700.39               | 3,840            | 3,840                        | \$797.15               | 40                |                           | 40                         | \$391.72             | \$1,889.27                  | 0.33%      |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND          | 4,400          | 4,400                        | \$700.39               | 4,800            | 4,800                        | \$996.44               | 40                |                           | 40                         | \$391.72             | \$2,088.55                  | 0.36%      |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                  | 5,350          | 5,350                        | \$851.62               | 3,474            | 3,474                        | \$721.17               | 50                | 107                       | 157                        | \$1,537.51           | \$3,110.30                  | 0.54%      |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                               | 6,199          | 6,199                        | \$986.76               | 4,200            | 4,200                        | \$871.88               | 40                |                           | 40                         | \$391.72             | \$2,250.37                  | 0.39%      |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                         | 4,400          | 4,400                        | \$700.39               | 3,800            | 3,800                        | \$788.85               | 40                |                           | 40                         | \$391.72             | \$1,880.96                  | 0.33%      |
| 76  | 5526-015-025 | MELROSE RENTALS LLC  | 4,400          | 4,400                        | \$700.39               | 2,400            | 2,400                        | \$498.22               | 40                |                           | 40                         | \$391.72             | \$1,590.34                  | 0.28%      |
| 77  | 5526-015-026 | MONTTE NAPOLEONE INC                                       | 4,400          | 4,400                        | \$700.39               | 4,000            | 4,000                        | \$830.36               | 40                |                           | 40                         | \$391.72             | \$1,922.48                  | 0.34%      |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                                 | 5,500          | 5,500                        | \$875.49               | 2,304            | 2,304                        | \$478.29               | 50                | 110                       | 160                        | \$1,566.89           | \$2,920.67                  | 0.51%      |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR     | 9,278          | 9,278                        | \$1,476.88             | 14,626           | 14,626                       | \$3,036.23             | 84                | 103                       | 187                        | \$1,831.30           | \$6,344.41                  | 1.11%      |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST      | 9,888          | 9,888                        | \$1,573.98             | 5,681            | 5,681                        | \$1,179.33             | 90                | 110                       | 200                        | \$1,958.61           | \$4,711.92                  | 0.82%      |
| 81  | 5526-016-002 | SIDON INC  | 4,400          | 4,400                        | \$700.39               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 82  | 5526-016-025 | FISCH PROPERTIES LP  | 4,400          | 4,400                        | \$700.39               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 83  | 5526-016-028 | FISCH PROPERTIES LP  | 9,888          | 9,888                        | \$1,573.98             | 5,205            | 5,205                        | \$1,080.51             | 90                | 110                       | 200                        | \$1,958.61           | \$4,613.10                  | 0.81%      |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                     | 9,900          | 9,900                        | \$1,575.89             | 5,292            | 5,292                        | \$1,098.57             | 90                | 110                       | 200                        | \$1,958.61           | \$4,633.07                  | 0.81%      |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                  | 17,860         | 17,860                       | \$2,842.97             | 15,546           | 15,546                       | \$3,227.21             | 163               | 103                       | 266                        | \$2,604.96           | \$8,675.13                  | 1.51%      |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 3,528          | 3,528                        | \$561.59               | 2,990            | 2,990                        | \$620.70               | 32                |                           | 32                         | \$313.38             | \$1,495.66                  | 0.26%      |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 1,760            | 1,760                        | \$365.36               | 40                |                           | 40                         | \$391.72             | \$1,492.02                  | 0.26%      |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 4,559            | 4,559                        | \$946.41               | 40                |                           | 40                         | \$391.72             | \$2,073.07                  | 0.36%      |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                      | 9,017          | 9,017                        | \$1,435.33             | 5,995            | 5,995                        | \$1,244.51             | 82                | 110                       | 192                        | \$1,880.27           | \$4,560.11                  | 0.80%      |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                         | 5,236          | 5,236                        | \$833.47               | 5,637            | 5,637                        | \$1,170.19             | 46                | 103                       | 149                        | \$1,459.17           | \$3,462.83                  | 0.60%      |
| 91  | 5526-019-001 | JANCSO JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCSO TR   | 8,799          | 8,799                        | \$1,400.63             | 12,410           | 12,410                       | \$2,576.21             | 80                | 110                       | 190                        | \$1,860.68           | \$5,837.52                  | 1.02%      |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.39               | 1,844            | 1,844                        | \$382.80               | 40                |                           | 40                         | \$391.72             | \$1,474.92                  | 0.26%      |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.39               | 4,020            | 4,020                        | \$834.52               | 40                |                           | 40                         | \$391.72             | \$1,926.63                  | 0.34%      |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.39               | 3,411            | 3,411                        | \$708.09               | 40                |                           | 40                         | \$391.72             | \$1,800.21                  | 0.31%      |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                  | 8,799          | 8,799                        | \$1,400.63             | 6,966            | 6,966                        | \$1,446.08             | 80                | 110                       | 190                        | \$1,860.68           | \$4,707.39                  | 0.82%      |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                    | 4,950          | 4,950                        | \$787.94               | 2,352            | 2,352                        | \$488.25               | 45                | 110                       | 155                        | \$1,517.93           | \$2,794.12                  | 0.49%      |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                                 | 4,400          | 4,400                        | \$700.39               | 3,920            | 3,920                        | \$813.76               | 40                |                           | 40                         | \$391.72             | \$1,905.87                  | 0.33%      |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST        | 4,400          | 4,400                        | \$700.39               | 3,510            | 3,510                        | \$728.64               | 40                |                           | 40                         | \$391.72             | \$1,820.76                  | 0.32%      |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                       | 4,400          | 4,400                        | \$700.39               | 3,808            | 3,808                        | \$790.51               | 40                |                           | 40                         | \$391.72             | \$1,882.62                  | 0.33%      |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                      | 8,800          | 8,800                        | \$1,400.79             | 6,000            | 6,000                        | \$1,245.55             | 80                |                           | 80                         | \$783.45             | \$3,429.78                  | 0.60%      |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                                 | 9,365          | 9,365                        | \$1,490.73             | 6,536            | 6,536                        | \$1,356.82             | 85                | 110                       | 195                        | \$1,909.65           | \$4,757.19                  | 0.83%      |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7,362          | 7,362                        | \$1,171.89             | 7,370            | 7,370                        | \$1,529.95             | 67                | 110                       | 177                        | \$1,733.37           | \$4,435.21                  | 0.77%      |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 4,400          | 4,400                        | \$700.39               | 3,620            | 3,620                        | \$751.48               | 40                |                           | 40                         | \$391.72             | \$1,843.60                  | 0.32%      |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS                | 5,184          | 5,184                        | \$825.19               | 5,170            | 5,170                        | \$1,073.25             | 47                |                           | 47                         | \$460.27             | \$2,358.71                  | 0.41%      |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERP      | 4,269          | 4,269                        | \$679.54               | 3,520            | 3,520                        | \$730.72               | 40                |                           | 40                         | \$391.72             | \$1,801.99                  | 0.31%      |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST        | 11,021         | 11,021                       | \$1,754.33             | 7,865            | 7,865                        | \$1,632.70             | 100               | 110                       | 210                        | \$2,056.54           | \$5,443.58                  | 0.95%      |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                        | 5,800          | 5,800                        | \$923.25               | 4,014            | 4,014                        | \$833.27               | 44                | 131                       | 175                        | \$1,713.79           | \$3,470.31                  | 0.61%      |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLA     | 5,184          | 5,184                        | \$825.19               | 4,400            | 4,400                        | \$913.40               | 40                |                           | 40                         | \$391.72             | \$2,130.32                  | 0.37%      |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                                | 5,140          | 5,140                        | \$818.19               | 7,316            | 7,316                        | \$1,518.74             | 40                |                           | 40                         | \$391.72             | \$2,728.65                  | 0.48%      |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                         | 5,140          | 5,140                        | \$818.19               | 2,850            | 2,850                        | \$591.63               | 40                |                           | 40                         | \$391.72             | \$1,801.55                  | 0.31%      |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                    | 11,220         | 11,220                       | \$1,786.01             | 286              | 286                          | \$59.37                | 86                | 119                       | 205                        | \$2,007.58           | \$3,852.96                  | 0.67%      |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                                 | 4,966          | 4,966                        | \$790.49               | 6,400            | 6,400                        | \$1,328.58             | 40                |                           | 40                         | \$391.72             | \$2,510.80                  | 0.44%      |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                  | 6,040          | 6,040                        | \$961.45               | 2,622            | 2,622                        | \$544.30               | 46                | 122                       | 168                        | \$1,645.24           | \$3,150.99                  | 0.55%      |
| 114 | 5527-008-026 | 499 CANON LLC  | 5,937          | 5,937                        | \$945.06               | 6,954            | 6,954                        | \$1,443.59             | 130               | 44                        | 174                        | \$1,703.99           | \$4,092.64                  | 0.71%      |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR       | 10,097         | 10,097                       | \$1,607.25             | 8,937            | 7,067                        | \$1,467.05             | 0                 | 79                        | 79                         | \$773.65             | \$3,847.95                  | 0.67%      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST            | 4,879          | 4,879                        | \$776.64               | 1,610            | 1,610                        | \$334.22               | 40                |                           | 40                         | \$391.72             | \$1,502.59                  | 0.26%      |
| 117 | 5527-009-012 | FADLON ISACK   | 4,792          | 4,792                        | \$762.79               | 0                | 0                            | \$0.00                 | 40                |                           | 40                         | \$391.72             | \$1,154.52                  | 0.20%      |
| 118 | 5527-009-013 | FADLON ISACK   | 4,835          | 4,835                        | \$769.64               | 7,890            | 7,890                        | \$1,637.89             | 40                |                           | 40                         | \$391.72             | \$2,799.25                  | 0.49%      |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST                | 3,572          | 3,572                        | \$568.59               | 2,152            | 2,152                        | \$446.74               | 30                | 119                       | 149                        | \$1,459.17           | \$2,474.50                  | 0.43%      |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                   | 7,144          | 7,144                        | \$1,137.19             | 4,176            | 4,176                        | \$866.90               | 60                |                           | 60                         | \$587.58             | \$2,591.67                  | 0.45%      |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                        | 8,189          | 8,189                        | \$1,303.53             | 8,358            | 6,610                        | \$1,372.18             | 0                 | 91                        | 91                         | \$891.17             | \$3,566.88                  | 0.62%      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                   | 2,701          | 2,701                        | \$429.95               | 4,740            | 4,740                        | \$983.98               | 91                | 31                        | 122                        | \$1,194.75           | \$2,608.68                  | 0.46%      |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                          | 10,367         | 10,367                       | \$1,650.23             | 7,852            | 7,852                        | \$1,630.01             | 90                | 115                       | 205                        | \$2,007.58           | \$5,287.81                  | 0.92%      |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                     | 4,661          | 4,661                        | \$741.94               | 5,506            | 5,506                        | \$1,143.00             | 40                |                           | 40                         | \$391.72             | \$2,276.66                  | 0.40%      |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                        | 4,661          | 4,661                        | \$741.94               | 4,240            | 4,240                        | \$880.19               | 40                |                           | 40                         | \$391.72             | \$2,013.85                  | 0.35%      |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                   | 4,661          | 4,661                        | \$741.94               | 3,338            | 3,338                        | \$692.94               | 40                |                           | 40                         | \$391.72             | \$1,826.60                  | 0.32%      |
| 127 | 5527-010-013 | GOLBARI LLC  | 5,881          | 5,881                        | \$936.14               | 8,160            | 8,160                        | \$1,693.94             | 50                | 118                       | 168                        | \$1,645.24           | \$4,275.32                  | 0.75%      |
| 128 | 5527-011-005 | MELFAX HOLDINGS LLC  | 3,645          | 3,645                        | \$580.21               | 3,600            | 3,600                        | \$747.33               | 31                | 105                       | 136                        | \$1,331.86           | \$2,659.40                  | 0.46%      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                             | 8,102          | 8,102                        | \$1,289.68             | 1,000            | 1,000                        | \$207.59               | 68                | 102                       | 170                        | \$1,664.82           | \$3,162.09                  | 0.55%      |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                      | 8,102          | 8,102                        | \$1,370.54             | 1,000            | 1,000                        | \$207.59               | 80                |                           | 80                         | \$783.45             | \$2,361.58                  | 0.41%      |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 9,801          | 9,801                        | \$1,560.13             | 6,256            | 6,256                        | \$1,298.69             | 89                | 110                       | 199                        | \$1,948.82           | \$4,807.64                  | 0.84%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #                 | APN          | PROPERTY OWNER                                       |
|-------------------|--------------|--|
| 132               | 5527-022-002 | K G MELROSE PROPERTIES LLC                           |
| 133               | 5527-022-025 | K G MELROSE PROPERTIES LLC                           |
| 134               | 5527-022-026 | K G MELROSE PROPERTIES LLC                           |
| 135               | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                         |
| 136               | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES RO |
| 137               | 5527-023-025 | D A D E S INC  |
| 138               | 5527-023-026 | YOUNG ISRAEL OF L A                                  |
| 139               | 5527-023-029 | 7650 MELROSE LLC                                     |
| Zone 1 Sub Totals |              |  |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 2,222          | 2,222                        | \$353.70               |
| 3,311          | 3,311                        | \$527.05               |
| 3,311          | 3,311                        | \$527.05               |
| 9,801          | 9,801                        | \$1,560.13             |
| 4,400          | 4,400                        | \$700.39               |
| 4,400          | 4,400                        | \$700.39               |
| 9,583          | 9,583                        | \$1,525.43             |
| 9,500          | 9,500                        | \$1,512.22             |
| 839,403        | 839,403                      | \$133,616.65           |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 1,710            | 1,710                        | \$354.98               |
| 1,600            | 1,600                        | \$332.15               |
| 2,550            | 2,550                        | \$529.36               |
| 6,160            | 6,160                        | \$1,278.76             |
| 3,560            | 3,560                        | \$739.02               |
| 2,400            | 2,400                        | \$498.22               |
| 3,611            | 2,791                        | \$579.39               |
| 13,590           | 13,590                       | \$2,821.16             |
| 648,091          | 643,653                      | \$133,616.65           |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 20                |                           | 20                         | \$195.86             |
| 30                |                           | 30                         | \$293.79             |
| 30                |                           | 30                         | \$293.79             |
| 89                | 110                       | 199                        | \$1,948.82           |
| 40                |                           | 40                         | \$391.72             |
| 40                |                           | 40                         | \$391.72             |
| 87                | 110                       | 197                        | \$1,929.23           |
| 83                | 103                       | 186                        | \$1,821.51           |
| 7,501             | 6,143                     | 13,644                     | \$133,616.65         |

| TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----------------------------|------------|
| \$904.54                    | 0.16%      |
| \$1,152.98                  | 0.20%      |
| \$1,350.20                  | 0.24%      |
| \$4,787.71                  | 0.84%      |
| \$1,831.14                  | 0.32%      |
| \$1,590.34                  | 0.28%      |
| \$4,034.05                  | 0.70%      |
| \$6,154.89                  | 1.07%      |
| \$400,849.96                | 69.98%     |

| Zone 2 Public Schools |              |  |
|-----------------------|--------------|--|
| 140                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY |
| 141                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS         |
| Zone 2 Sub Totals     |              |  |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 155,784        | 155,784                      | \$1,905.28             |
| 1,065,042      | 1,065,042                    | \$13,025.72            |
| 1,220,826      | 1,220,826                    | \$14,931.00            |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 25,209           | 25,209                       | \$1,471.89             |
| 230,513          | 230,513                      | \$13,459.11            |
| 255,722          | 255,722                      | \$14,931.00            |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 264               | 240                       | 504                        | \$2,905.49           |
| 816               | 1270                      | 2,086                      | \$12,025.51          |
| 1,080             | 1,510                     | 2,590                      | \$14,931.00          |

| TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----------------------------|------------|
| \$6,282.66                  | 1.10%      |
| \$38,510.33                 | 6.72%      |
| \$44,793.00                 | 7.82%      |

| Zone 3 E/O La Brea to Highland |              |   |
|--------------------------------|--------------|---|
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC                           |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 145                            | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED   |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                     |
| 147                            | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                       |
| 148                            | 5524-014-023 | MADISON RENTALS WEST LLC                            |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST |
| 150                            | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIKJIAN SONIA           |
| 151                            | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST      |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                               |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                  |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST    |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                            |
| 156                            | 5524-017-001 | MELHAM LLC  |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                           |
| 158                            | 5524-017-019 | 6620 MELROSE LLC                                    |
| 159                            | 5524-017-020 | BOYD MELROSE LLC                                    |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                |
| 164                            | 5525-007-007 | 6911 MELROSE AVENUE LLC                             |
| 165                            | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC              |
| 166                            | 5525-007-009 | ROSENTHAL CLARA                                     |
| 167                            | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                  |
| 168                            | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                            |
| 169                            | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                         |
| 170                            | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                         |
| 171                            | 5525-008-008 | BROWN MICHAEL H                                     |
| 172                            | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                   |
| 173                            | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                            |
| 174                            | 5525-017-011 | MELROSE CROSSING LLC                                |
| 175                            | 5525-017-019 | MELROSE CROSSING LLC                                |
| 176                            | 5525-018-001 | MORRIS ANDREW                                       |
| 177                            | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                   |
| 178                            | 5525-018-003 | MARCUS KENNETH C                                    |
| 179                            | 5525-018-004 | AGENT 99 LLC  |
| 180                            | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES             |
| Zone 3 Sub Totals              |              |   |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 7,057          | 7,057                        | \$1,243.32             |
| 3,528          | 3,528                        | \$621.57               |
| 3,528          | 3,528                        | \$621.57               |
| 6,800          | 6,800                        | \$1,198.04             |
| 3,440          | 3,440                        | \$606.07               |
| 3,572          | 3,572                        | \$629.32               |
| 1,786          | 1,786                        | \$314.66               |
| 11,190         | 11,190                       | \$1,971.49             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 4,400          | 4,400                        | \$775.20               |
| 12,188         | 12,188                       | \$2,147.32             |
| 13,803         | 13,803                       | \$2,431.85             |
| 4,400          | 4,400                        | \$775.20               |
| 5,837          | 5,837                        | \$1,028.38             |
| 3,833          | 3,833                        | \$675.31               |
| 7,928          | 7,928                        | \$1,396.78             |
| 1,786          | 1,786                        | \$314.66               |
| 1,786          | 1,786                        | \$314.66               |
| 1,786          | 1,786                        | \$314.66               |
| 5,400          | 5,400                        | \$951.39               |
| 3,615          | 3,615                        | \$636.90               |
| 4,269          | 4,269                        | \$752.12               |
| 5,456          | 5,456                        | \$961.25               |
| 3,659          | 3,659                        | \$644.65               |
| 3,659          | 3,659                        | \$644.65               |
| 1,830          | 1,830                        | \$322.41               |
| 3,659          | 3,659                        | \$644.65               |
| 3,877          | 3,877                        | \$683.06               |
| 5,345          | 5,345                        | \$941.70               |
| 16,814         | 16,814                       | \$2,962.34             |
| 16,814         | 16,814                       | \$2,962.34             |
| 9,670          | 9,670                        | \$1,703.69             |
| 4,400          | 4,400                        | \$775.20               |
| 4,400          | 4,400                        | \$775.20               |
| 4,400          | 4,400                        | \$775.20               |
| 9,480          | 9,480                        | \$1,670.21             |
| 240,591        | 240,591                      | \$42,388.00            |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 3,046            | 3,046                        | \$728.44               |
| 3,194            | 3,194                        | \$763.83               |
| 1,820            | 1,820                        | \$435.24               |
| 2,880            | 2,880                        | \$688.74               |
| 3,400            | 3,400                        | \$813.09               |
| 2,800            | 2,800                        | \$669.61               |
| 2,560            | 2,560                        | \$612.21               |
| 6,000            | 6,000                        | \$1,434.87             |
| 3,116            | 3,116                        | \$745.18               |
| 6,980            | 6,980                        | \$1,669.23             |
| 8,240            | 8,240                        | \$1,970.56             |
| 3,373            | 3,373                        | \$806.64               |
| 6,560            | 6,560                        | \$1,568.79             |
| 14,751           | 11,194                       | \$2,676.99             |
| 13,981           | 13,981                       | \$3,343.49             |
| 4,120            | 4,120                        | \$985.28               |
| 3,180            | 3,180                        | \$760.48               |
| 3,517            | 3,517                        | \$841.07               |
| 1,965            | 1,965                        | \$469.92               |
| 868              | 868                          | \$207.58               |
| 800              | 800                          | \$191.32               |
| 2,214            | 2,214                        | \$529.47               |
| 3,600            | 3,600                        | \$860.92               |
| 2,764            | 2,764                        | \$661.00               |
| 2,490            | 2,490                        | \$595.47               |
| 4,778            | 4,778                        | \$1,142.64             |
| 2,400            | 2,400                        | \$573.95               |
| 4,736            | 4,736                        | \$1,132.59             |
| 1,800            | 1,800                        | \$430.46               |
| 3,200            | 3,200                        | \$765.26               |
| 2,349            | 2,349                        | \$561.75               |
| 1,810            | 1,810                        | \$432.85               |
| 23,039           | 23,039                       | \$5,509.66             |
| 200              | 200                          | \$47.83                |
| 6,160            | 6,160                        | \$1,473.13             |
| 5,784            | 5,784                        | \$1,383.22             |
| 5,114            | 5,114                        | \$1,222.99             |
| 6,080            | 6,080                        | \$1,454.00             |
| 6,773            | 5,136                        | \$1,228.25             |
| 182,442          | 177,248                      | \$42,388.00            |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 80                | 89                        | 169                        | \$1,719.95           |
| 40                |                           | 40                         | \$407.09             |
| 40                |                           | 40                         | \$407.09             |
| 76                | 81                        | 157                        | \$1,597.82           |
| 40                | 89                        | 129                        | \$1,312.86           |
| 40                |                           | 40                         | \$407.09             |
| 20                |                           | 20                         | \$203.54             |
| 129               | 81                        | 210                        | \$2,137.21           |
| 80                | 110                       | 190                        | \$1,933.67           |
| 80                |                           | 80                         | \$814.18             |
| 80                | 110                       | 190                        | \$1,933.67           |
| 80                | 110                       | 190                        | \$1,933.67           |
| 40                |                           | 40                         | \$407.09             |
| 111               | 103                       | 214                        | \$2,177.92           |
| 128               | 110                       | 238                        | \$2,422.17           |
| 40                |                           | 40                         | \$407.09             |
| 53                |                           | 53                         | \$539.39             |
| 35                | 110                       | 145                        | \$1,475.69           |
| 89                | 90                        | 179                        | \$1,821.72           |
| 20                |                           | 20                         | \$203.54             |
| 20                |                           | 20                         | \$203.54             |
| 20                |                           | 20                         | \$203.54             |
| 60                |                           | 60                         | \$610.63             |
| 40                |                           | 40                         | \$407.09             |
| 49                | 89                        | 138                        | \$1,404.45           |
| 60                |                           | 60                         | \$610.63             |
| 40                |                           | 40                         | \$407.09             |
| 20                |                           | 20                         | \$203.54             |
| 40                |                           | 40                         | \$407.09             |
| 43                | 90                        | 133                        | \$1,353.57           |
| 56                | 82                        | 138                        | \$1,404.45           |
| 153               | 110                       | 263                        | \$2,676.60           |
| 153               | 110                       | 263                        | \$2,676.60           |
| 89                | 110                       | 199                        | \$2,025.26           |
| 40                | 0                         | 40                         | \$407.09             |
| 40                | 0                         | 40                         | \$407.09             |
| 40                | 0                         | 40                         | \$407.09             |
| 84                | 103                       | 187                        | \$1,903.13           |
| 2,388             | 1,777                     | 4,165                      | \$42,388.00          |

| TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----------------------------|------------|
| \$3,691.70                  | 0.64%      |
| \$1,792.49                  | 0.31%      |
| \$1,463.90                  | 0.26%      |
| \$3,484.60                  | 0.61%      |
| \$2,732.02                  | 0.48%      |
| \$1,706.02                  | 0.30%      |
| \$1,130.42                  | 0.20%      |
| \$5,543.57                  | 0.97%      |
| \$4,229.07                  | 0.74%      |
| \$4,033.64                  | 0.70%      |
| \$5,454.45                  | 0.95%      |
| \$4,290.54                  | 0.75%      |
| \$2,751.08                  | 0.48%      |
| \$7,002.23                  | 1.22%      |
| \$8,197.51                  | 1.43%      |
| \$2,167.57                  | 0.38%      |
| \$2,328.25                  | 0.41%      |
| \$2,992.07                  | 0.52%      |
| \$3,688.41                  | 0.64%      |
| \$725.78                    | 0.13%      |
| \$709.52                    | 0.12%      |
| \$1,047.67                  | 0.18%      |
| \$2,422.94                  | 0.42%      |
| \$1,704.99                  | 0.30%      |
| \$2,752.05                  | 0.48%      |
| \$2,714.52                  | 0.47%      |
| \$1,625.69                  | 0.28%      |
| \$2,184.33                  | 0.38%      |
| \$956.42                    | 0.17%      |
| \$1,817.00                  | 0.32%      |
| \$2,598.38                  | 0.45%      |
| \$2,779.00                  | 0.49%      |
| \$11,148.60                 | 1.95%      |
| \$5,686.77                  | 0.99%      |
| \$5,202.08                  | 0.91%      |
| \$2,565.51                  | 0.45%      |
| \$2,405.28                  | 0.42%      |
| \$2,636.29                  | 0.46%      |
| \$4,801.60                  | 0.84%      |
| \$127,163.99                | 22.20%     |

|                           |
|---------------------------|
| Melrose PBID Grand Totals |
|---------------------------|

|           |           |              |
|-----------|-----------|--------------|
| 2,300,820 | 2,300,820 | \$190,935.65 |
|-----------|-----------|--------------|

|           |           |              |
|-----------|-----------|--------------|
| 1,086,255 | 1,076,623 | \$190,935.65 |
|-----------|-----------|--------------|

|        |       |        |              |
|--------|-------|--------|--------------|
| 10,969 | 9,430 | 20,399 | \$190,935.65 |
|--------|-------|--------|--------------|

|              |      |
|--------------|------|
| \$572,806.94 | 100% |
|--------------|------|

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| # | APN | PROPERTY OWNER |
|---|-----|----------------|
|---|-----|----------------|

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
|----------------|------------------------------|------------------------|

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
|------------------|------------------------------|------------------------|

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
|-------------------|---------------------------|----------------------------|----------------------|

| TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----------------------------|------------|
|-----------------------------|------------|

| Zone 1 Budget<br>\$400,850 | Zone 2 Budget<br>\$44,793              | Zone 3 Budget<br>\$127,164 | Total Budget<br>572,807 |
|----------------------------|--|----------------------------|-------------------------|
|                            |  |                            |                         |
| 33%                        | <u>Lot Area Factor =</u>               | <u>Budget Amount</u>       | <u>Assessment Rates</u> |
|                            | <u>Zone 1</u> Lot Area SF Rate         | \$133,616.65               | \$0.1592                |
|                            | <u>Zone 2</u> Lot Area SF Rate         | \$14,931.00                | \$0.0122                |
|                            | <u>Zone 3</u> Lot Area SF Rate         | \$42,388.00                | \$0.1762                |
| 33%                        | <u>Improvement Area Factor =</u>       |                            |                         |
|                            | <u>Zone 1</u> Improvement Area SF Rate | \$133,616.65               | \$0.2076                |
|                            | <u>Zone 2</u> Improvement Area SF Rate | \$14,931.00                | \$0.0584                |
|                            | <u>Zone 3</u> Improvement Area SF Rate | \$42,388.00                | \$0.2391                |
| 33%                        | <u>Street Frontage Factor</u>          |                            |                         |
|                            | <u>Zone 1</u> Street Frontage SF Rate  | \$133,616.65               | \$9.7931                |
|                            | <u>Zone 2</u> Street Frontage SF Rate  | \$14,931.00                | \$5.7649                |
|                            | <u>Zone 3</u> Street Frontage SF Rate  | \$42,388.00                | \$10.1772               |

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #                                | APN          | PROPERTY OWNER   | SITE ADDRESS            |
|----------------------------------|--------------|--|-------------------------|
| <b>Zone 1 Fairfax to La Brea</b> |              |  |                         |
| 1                                | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                  | 7119 MELROSE AVE        |
| 2                                | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                    | 7101 MELROSE AVE        |
| 3                                | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                | 7201 MELROSE AVE        |
| 4                                | 5525-011-013 | HAGER DAVID AND JUDITH                                     | 7207 MELROSE AVE        |
| 5                                | 5525-011-015 | STERN MIKE AND DENISE                                      | 7217 MELROSE AVE        |
| 6                                | 5525-011-016 | STERN MIKE AND DENISE                                      | 7219 MELROSE AVE        |
| 7                                | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST              | 7225 MELROSE AVE        |
| 8                                | 5525-011-034 | KREGLER ETELKA M TRUST ETELKA M KREGLER TRUST              | 7229 MELROSE AVE        |
| 9                                | 5525-011-035 | 7213 MELROSE LLC   | 7213 MELROSE AVE        |
| 10                               | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                               | 7253 MELROSE AVE        |
| 11                               | 5525-012-011 | KERMANI BENJAMIN   | 7257 MELROSE AVE        |
| 12                               | 5525-012-012 | 7261 MELROSE AVENUE LLC                                    | 7261 MELROSE AVE        |
| 13                               | 5525-012-013 | 7265 MELROSE AVENUE LLC                                    | 7265 MELROSE AVE        |
| 14                               | 5525-012-014 | WERKOW STEVEN A ET AL                                      | 7269 MELROSE AVE        |
| 15                               | 5525-012-029 | BEHNU LP   | 7275 MELROSE AVE        |
| 16                               | 5525-013-002 | 1040 N WESTERN LLC   | 7260 MELROSE AVE        |
| 17                               | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                 | 7266 MELROSE AVE        |
| 18                               | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                 | 7268 MELROSE AVE        |
| 19                               | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                   | 7274 MELROSE AVE        |
| 20                               | 5525-013-027 | GROUNDINGS CORPORATION                                     | 7280 MELROSE AVE        |
| 21                               | 5525-013-028 | SIP 4500 LLC   | 7250 MELROSE AVE        |
| 22                               | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                        | 7206 MELROSE AVE        |
| 23                               | 5525-014-003 | N AND H PARTNERS LLC                                       | 7210 MELROSE AVE        |
| 24                               | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                       | 7214 MELROSE AVE        |
| 25                               | 5525-014-005 | SANDO PLACE LLC  | 7220 MELROSE AVE        |
| 26                               | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                  | 7224 MELROSE AVE        |
| 27                               | 5525-014-027 | 7200 MELROSE LLC   | 7200 MELROSE AVE        |
| 28                               | 5525-015-001 | 7150 MELROSE LLC   | 7150 MELROSE AVE        |
| 29                               | 5525-015-002 | FADLON ASHER AND CARMELA                                   | 7160 MELROSE AVE        |
| 30                               | 5525-015-003 | 7 MELROSE LLC  | 7164 MELROSE AVE        |
| 31                               | 5525-015-004 | ONE WAY REAL ESTATE LLC                                    | 7172 MELROSE AVE        |
| 32                               | 5525-015-024 | 7174 MELROSE AVENUE LLC                                    | 7174 MELROSE AVE        |
| 33                               | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7100 MELROSE AVE        |
| 34                               | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7110 MELROSE AVE        |
| 35                               | 5525-016-009 | JORDAN EDD M   | 7112 MELROSE AVE        |
| 36                               | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS               | 7120 MELROSE AVE        |
| 37                               | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                           | 7325 MELROSE AVE        |
| 38                               | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                 | 705 N POINSETTIA PL     |
| 39                               | 5526-008-026 | GROUNDINGS   | 7307 MELROSE AVE        |
| 40                               | 5526-008-028 | MELROSE ASPIRATIONS LLC                                    | 7311 MELROSE AVE        |
| 41                               | 5526-009-002 | 7361 MELROSE AVENUE LLC                                    | 7361 MELROSE AVE        |
| 42                               | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7365 MELROSE AVE        |
| 43                               | 5526-009-025 | COLABELLA PROPERTIES                                       | 7369 MELROSE AVE        |
| 44                               | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                  | 7373 MELROSE AVE        |
| 45                               | 5526-009-027 | WINETT KENNETH R TRUST                                     | 7377 MELROSE AVE        |
| 46                               | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST              | 7351 MELROSE AVE        |
| 47                               | 5526-010-001 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7401 MELROSE AVE        |
| 48                               | 5526-010-002 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7409 MELROSE AVE        |
| 49                               | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7415 MELROSE AVE        |
| 50                               | 5526-010-025 | BRS LLC  | 7419 MELROSE AVE        |
| 51                               | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                        | 7427 MELROSE AVE        |
| 52                               | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                             | 7435 MELROSE AVE        |
| 53                               | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                 | 7467 MELROSE AVE        |
| 54                               | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                 | 7471 MELROSE AVE        |
| 55                               | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST         | 7461 MELROSE AVE        |
| 56                               | 5526-011-024 | 7449 MELROSE LLC   | 7451 MELROSE AVE        |
| 57                               | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                      | 7453 MELROSE AVE        |
| 58                               | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 7509 MELROSE AVE        |
| 59                               | 5526-012-025 | JOLIE MELROSE LLC  | 7515 MELROSE AVE        |
| 60                               | 5526-012-026 | HERSON PROPERTIES LLC                                      | 7519 MELROSE AVE        |
| 61                               | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 7525 MELROSE AVE        |
| 62                               | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 709 N GARDNER ST        |
| 63                               | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 7501 MELROSE AVE        |
| 64                               | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 705 N SIERRA BONITA AVE |
| 65                               | 5526-013-002 | BLITZ RICHARD COMPANY TRUST BLITZ FAMILY TRUST             | 7555 MELROSE AVE        |
| 66                               | 5526-013-003 | 7561 MELROSE LLC   | 7561 MELROSE AVE        |

**MELROSE PBID DISTRICT PARCEL LIST FOR 2019**

| #   | APN          | PROPERTY OWNER   | SITE ADDRESS           |
|-----|--------------|--|------------------------|
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                     | 7565 MELROSE AVE       |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC           | 7569 MELROSE AVE       |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                             | 7575 MELROSE AVE       |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN      | 7601 MELROSE AVE       |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                             | 7615 MELROSE AVE       |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND        | 7619 MELROSE AVE       |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                | 7625 MELROSE AVE       |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                             | 7609 MELROSE AVE       |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                       | 7610 MELROSE AVE       |
| 76  | 5526-015-025 | MELROSE RENTALS LLC                                      | 7614 MELROSE AVE       |
| 77  | 5526-015-026 | MONTE NAPOLEONE INC                                      | 7618 MELROSE AVE       |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                               | 7624 MELROSE AVE       |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR   | 7600 MELROSE AVE       |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST    | 7550 MELROSE AVE       |
| 81  | 5526-016-002 | SIDON INC  | 7560 MELROSE AVE       |
| 82  | 5526-016-025 | FISCH PROPERTIES LP                                      | 7564 MELROSE AVE       |
| 83  | 5526-016-028 | FISCH PROPERTIES LP                                      | 7580 MELROSE AVE       |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                   | 7518 MELROSE AVE       |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                | 7500 MELROSE AVE       |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 7458 MELROSE AVE       |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7460 MELROSE AVE       |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7470 MELROSE AVE       |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                    | 7474 MELROSE AVE       |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                       | 7454 MELROSE AVE       |
| 91  | 5526-019-001 | JANCSO JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCSO TR | 7400 MELROSE AVE       |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                              | 7410 MELROSE AVE       |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                              | 7414 MELROSE AVE       |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                              | 7420 MELROSE AVE       |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                | 7428 MELROSE AVE       |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                  | 7350 MELROSE AVE       |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                               | 7356 MELROSE AVE       |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST      | 7360 MELROSE AVE       |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                     | 7364 MELROSE AVE       |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                    | 7368 MELROSE AVE       |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                               | 7376 MELROSE AVE       |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7300 MELROSE AVE       |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 7308 MELROSE AVE       |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS              | 7316 MELROSE AVE       |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERPR   | 7318 MELROSE AVE       |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST      | 7320 MELROSE AVE       |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                      | 7653 MELROSE AVE       |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLAK  | 7657 MELROSE AVE       |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                              | 7661 MELROSE AVE       |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                       | 7665 MELROSE AVE       |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                  | 7673 MELROSE AVE       |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                               | 7711 MELROSE AVE       |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                | 7701 MELROSE AVE       |
| 114 | 5527-008-026 | 499 CANON LLC  | 7721 MELROSE AVE       |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR     | 710 N GENESEE AVE      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST          | 7703 MELROSE AVE       |
| 117 | 5527-009-012 | FADLON ISACK   | 7765 MELROSE AVE       |
| 118 | 5527-009-013 | FADLON ISACK   | 7761 MELROSE AVE       |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST              | 7777 MELROSE AVE       |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                 | 7769 MELROSE AVE       |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                      | 707 N GENESEE AVE      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                 | 7751 MELROSE AVE       |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                        | 706 N ORANGE GROVE AVE |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                   | 7815 MELROSE AVE       |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                      | 7811 MELROSE AVE       |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                 | 7809 MELROSE AVE       |
| 127 | 5527-010-013 | GOLBARI LLC  | 7801 MELROSE AVE       |
| 128 | 5527-011-005 | MELFAX HOLDINGS LLC                                      | 700 N FAIRFAX AVE      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                           | 7851 MELROSE AVE       |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                    | 7859 MELROSE AVE       |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 7700 MELROSE AVE       |
| 132 | 5527-022-002 | K G MELROSE PROPERTIES LLC                               | 7708 MELROSE AVE       |
| 133 | 5527-022-025 | K G MELROSE PROPERTIES LLC                               | 7710 MELROSE AVE       |
| 134 | 5527-022-026 | K G MELROSE PROPERTIES LLC                               | 7714 MELROSE AVE       |
| 135 | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                             | 7720 MELROSE AVE       |

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #                                     | APN          | PROPERTY OWNER   | SITE ADDRESS        |
|---------------------------------------|--------------|--|---------------------|
| 136                                   | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES ROSE | 7660 MELROSE AVE    |
| 137                                   | 5527-023-025 | D A D E S INC  | 7662 MELROSE AVE    |
| 138                                   | 5527-023-026 | YOUNG ISRAEL OF L A                                    | 660 N SPAULDING AVE |
| 139                                   | 5527-023-029 | 7650 MELROSE LLC                                       | 7650 MELROSE AVE    |
|                                       |              | Zone 1 Sub Totals                                      |                     |
| <b>Zone 2 Public Schools</b>          |              |  |                     |
| 140                                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY       | 731 N DETROIT ST    |
| 141                                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS               | 7850 MELROSE AVE    |
|                                       |              |  |                     |
| <b>Zone 3 E/O La Brea to Highland</b> |              |  |                     |
| 142                                   | 5524-013-022 | 6721 MELROSE PROPERTY LLC                              | 6721 MELROSE AVE    |
| 143                                   | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST               | 6715 MELROSE AVE    |
| 144                                   | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST               | 6711 MELROSE AVE    |
| 145                                   | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED ES   | 6703 MELROSE AVE    |
| 146                                   | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                        | 6825 MELROSE AVE    |
| 147                                   | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                          | 6819 MELROSE AVE    |
| 148                                   | 5524-014-023 | MADISON RENTALS WEST LLC                               | 6817 MELROSE AVE    |
| 149                                   | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST    | 6801 MELROSE AVE    |
| 150                                   | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIAKJIAN SONIA             | 6800 MELROSE AVE    |
| 151                                   | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST         | 6808 MELROSE AVE    |
| 152                                   | 5524-015-003 | SOLANA INDUSTRIES LLC                                  | 6824 MELROSE AVE    |
| 153                                   | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                     | 6700 MELROSE AVE    |
| 154                                   | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST       | 6708 MELROSE AVE    |
| 155                                   | 5524-016-020 | HOPE LUTHERAN CHURCH INC                               | 6720 MELROSE AVE    |
| 156                                   | 5524-017-001 | MELHAM LLC   | 641 N HIGHLAND AVE  |
| 157                                   | 5524-017-002 | 6614 MELROSE PARTNERS LLC                              | 6614 MELROSE AVE    |
| 158                                   | 5524-017-019 | 6620 MELROSE LLC                                       | 6620 MELROSE AVE    |
| 159                                   | 5524-017-020 | BOYD MELROSE LLC                                       | 6624 MELROSE AVE    |
| 160                                   | 5525-007-003 | MELROSE EQUITIES LLC                                   | 6935 MELROSE AVE    |
| 161                                   | 5525-007-004 | MELROSE EQUITIES LLC                                   | 6919 MELROSE AVE    |
| 162                                   | 5525-007-005 | MELROSE EQUITIES LLC                                   | 6917 MELROSE AVE    |
| 163                                   | 5525-007-006 | MELROSE EQUITIES LLC                                   | 6915 MELROSE AVE    |
| 164                                   | 5525-007-007 | 6911 MELROSE AVENUE LLC                                | 6911 MELROSE AVE    |
| 165                                   | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC                 | 6907 MELROSE AVE    |
| 166                                   | 5525-007-009 | ROSENTHAL CLARA  | 6901 MELROSE AVE    |
| 167                                   | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                     | 7021 MELROSE AVE    |
| 168                                   | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                               | 7019 MELROSE AVE    |
| 169                                   | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                            | 7013 MELROSE AVE    |
| 170                                   | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                            | 7011 MELROSE AVE    |
| 171                                   | 5525-008-008 | BROWN MICHAEL H  | 7007 MELROSE AVE    |
| 172                                   | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                      | 7001 MELROSE AVE    |
| 173                                   | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                               | 700 N LA BREA AVE   |
| 174                                   | 5525-017-011 | MELROSE CROSSING LLC                                   | 7024 MELROSE AVE    |
| 175                                   | 5525-017-019 | MELROSE CROSSING LLC                                   | 7000 MELROSE AVE    |
| 176                                   | 5525-018-001 | MORRIS ANDREW  | 6900 MELROSE AVE    |
| 177                                   | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                      | 6910 MELROSE AVE    |
| 178                                   | 5525-018-003 | MARCUS KENNETH C                                       | 6914 MELROSE AVE    |
| 179                                   | 5525-018-004 | AGENT 99 LLC   | 6918 MELROSE AVE    |
| 180                                   | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES                | 6926 MELROSE AVE    |
|                                       |              |  |                     |

**Management District Plan**  
**FOR THE**  
**Renewal**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to Renew a  
Management District in the Melrose area, a community within the  
City of Los Angeles  
by the  
Melrose Property Owners Association  
and  
Duckworth Consulting, Its Consultants*

**“Melrose”  
Property Business Improvement District  
Management District Plan**

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**Appendix 1: District Parcel List**

**Appendix 2: Proposition 218 Engineer’s Report**

## **I. OVERVIEW OF THE MELROSE PROPERTY BUSINESS IMPROVEMENT DISTRICT**

**Introduction:** A growing coalition of assessed property and business owners are proposing renewal of the Melrose Property Business Improvement District (hereinafter “District”) pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter the “State Law”). The proposed BID would be a renewal of the District formed and effective beginning January 1, 2013, which is expiring on December 31, 2018. This document is the Management District Plan required by Section 36622 of the State Law. It proposes improvements and activities that will revitalize, enhance, and convey special benefits to assessed properties located within the boundaries of the Melrose District.

**Name:** “Melrose Property Business Improvement District.”

**Location:** The proposed District is a well known commercial area in the City of Los Angeles, located south of Hollywood and centered along Melrose Avenue between Highland Avenue on the east and Fairfax Avenue on the west. It is a commercial strip that abuts a residential neighborhood and is generally one parcel deep to both the north and the south. It includes Fairfax High School and Melrose Elementary School. Refer to the boundary description and map in the “Boundaries / Maps” section of this document for a more complete description of the District’s boundaries.

**Services:** The proposed District will fund improvements and activities authorized under the State Law. Specifically, the District will provide improvements and activities in the following program areas: (i) ambassador / security services; (ii) landscaping, sanitation and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers’ market; (v) new business attraction; (vi) policy development, district management, and administration; and, (vii) office, insurance, accounting, and other expenses. These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special

benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration including possible District renewal; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each assessed Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.
- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be distantly located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each assessed Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The purpose of the proposed District is to provide improvements and activities as described in this Management District Plan to specially and individually benefit assessed parcels in the District by: improving the safety and attractiveness of each individually assessed parcel within the District; improving the cleanliness and beauty of each individually assessed parcel within the District; increasing building occupancy and lease rates by attracting customers and visitors; encouraging new business development; and, attracting ancillary businesses and services for parcels within the District. No improvements or activities will be provided outside District boundaries.

See the “Service Plan / Budget” section of this document for a more specific description of the improvements and activities planned for the District.

**Method of Financing:** The improvements and activities will be funded through a benefit assessment against real property in the District. The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements and activities provided by the District. In the first year of District operations, each assessed parcel in Zone 1 of the District will be assessed \$0.1592 per square foot of lot size, \$0.2076 per square foot of improvement size, and \$9.7931 per linear foot of street frontage. Also, each assessed parcel in Zone 2 of the District will be assessed \$0.0122 per square foot of lot size, \$0.0584 per square foot of improvement size, and \$5.7649 per linear foot of street frontage. Zone 2 parcels are zoned “PF” and used as public schools and by their nature are extraordinarily large relative to other District parcels. Therefore, such parcels will be assessed for linear street frontage on Melrose or other street frontage that is directly across from street frontage that is in the District except for Fairfax Avenue frontage. Also each assessed parcel in Zone 3 of the District will be assessed \$0.1762 per square foot of lot size, \$0.2391 per square foot of improvement size, and \$10.1772 per linear foot of street frontage. Parcel assessments are described in greater detail in Section IV of this Management District Plan.

The Engineer’s Report for the District has found that the general benefits (i.e. benefits to the general public or surrounding parcels) of the proposed improvements and activities could represent as much as six percent (6%) of the total benefits generated by the improvements activities and services. Accordingly, six percent (6%) of the total District budget will be funded annually by non-assessment revenues.

Assessments for the Fiscal Year beginning January 1, 2019 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2028 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The Los Angeles City Clerk’s Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

District assessments may be adjusted annually as approved by the Owner’s Association to reflect inflation at a rate not to exceed five percent (5%) and submitted to the City of Los Angeles with the District’s Annual Planning Report in accordance with Streets and Highways Code Section 36650.

During the ten-year term of the District, it is likely that the improvements on some parcels in the District will change. The assessment against each parcel for any year will be based on the improvements actually present on the parcel as of the beginning of that year. Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding.

See the “Assessment Formula” section of this document for additional details.

**Budget:** The proposed District budget is included in the “Service Plan” section of this document.

**Bonds:** The District will not issue bonds.

**City Services:** The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose BID is being established to provide enhanced or otherwise unavailable improvements and activities to assessed parcels within the boundaries of the District.

**Duration:** As required by State Law, the District will have a set term. The District’s term will be January 1, 2019 through December 31, 2028. At the end of this period, the District may be renewed as permitted by law, the costs of which would be an approved use of District funds.

## **II. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES**

The Melrose Business Improvement District is centered along Melrose Avenue. The boundaries of the District are shown on the map that follows this Section of this Plan. A list of the Los Angeles County Assessor's Parcel Numbers and addresses of each included parcel is provided in Appendix 1 of this document. Additional information regarding these boundaries, and a database of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The District includes all non-solely residentially zoned parcels that lay along Melrose Avenue or south of the public alley north of Melrose or north of the public alley south of Melrose between N. Fairfax Avenue and N. Highland Avenue. This area encompasses a unique area historically well known simply as "Melrose," which is a relatively compact area that attracts pedestrians and features commercial uses that tend to function in a complimentary economic manner. Customers and employees of Melrose tend to drive to the area, park once, and then walk to their commercial destinations and / or partake in the activities along Melrose Avenue or its commercial side streets. The north and south boundaries of the District run along the alleys immediately behind the rows of commercial lots except for two places where the boundaries jog north or south to include the entirety of school parcels that front on Melrose Avenue. On the other side of these alleys are residential neighborhoods except at the three locations where Melrose Avenue is bisected by heavily trafficked arterial streets that function as regional, auto oriented commercial corridors: N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue. The District's improvements and activities are not designed for these residential neighborhoods and no improvements or activities will be provided in these residential neighborhoods. N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue are commercially developed, as is Melrose Avenue to the East and West of them. However, these commercial strips are part of the Fairfax, West Hollywood, Hollywood or Hancock Park commercial corridors, and are not a part of Melrose. These commercial corridors also generally consist of larger parcels, serving regional markets and are not as pedestrian-oriented as Melrose parcels. No improvements or activities will be provided by the District to parcels that don't front on Melrose or its commercial side streets between the public alley to the north and the public alley to the south; or, that front only on these commercial arterial streets.

As a supplement to the referenced District map, the boundaries of the proposed District are described below.

### **Northern Boundary:**

- The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition

from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the complimentary functioning non-solely residential parcels that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential parcels are presumed by State Law to not benefit from District improvements or activities. The area to the north of the alley is solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct commercial arterial corridor). The commercially zoned parcels that front only on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial arterial streets and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

### **Eastern Boundary:**

- The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements or activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements or services provided by the District or are commercial parcels that are oriented to providing services to the residential neighborhood that surrounds them and are also excluded from the District because they would not benefit from the improvements or activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements or activities will be provided outside of the District’s boundaries.

### **Southern Boundary**

- The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from

District improvements or activities. Also excluded from the District are commercially zoned parcels that front only on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

### **Western Boundary:**

- The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front only on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that attracts pedestrians. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that is known to attract pedestrians. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements or activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

***Insert Map of District Boundaries***

### **III. PROPOSED DISTRICT SERVICE PLAN / BUDGET 2019 - 2028**

District budget cost estimates have been established based upon the following factors: (i) historical costs of similar improvements and activities provided in other business improvement district organizations and municipal agencies in the Greater Los Angeles area; (ii) estimates of anticipated marketplace costs for needed goods and services; and, (iii) analysis of the improvements and activities, the optional frequencies with which they might be provided, and the impact of District geography upon them as required to efficiently and effectively achieve the desired results of District formation.

The District will provide the following improvements and activities as consistent with the provisions of the State Law: (i) ambassador / security services; (ii) landscaping, sanitation, and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers' market; (v) new business attraction; (vi) policy development, district management, and administration including possible District renewal; and, (vii) office, insurance, accounting, and other. These services are described in greater detail below.

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, its fund balances may be expended to close the gap. The fund balance may also be used to accommodate the timing lag, if any, between the time that the District incurs costs and the time that it receives assessment revenues. The District may also carryover uncompleted projects or unexpended assessment revenues from prior fiscal years. Such carryover funds may be re-budgeted for any District improvements and activities as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles. Accumulated interest or delinquent assessment payments may be expended as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles.

The Owners' Association will have the responsibility to enter contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District. Annually, the Owner's Association will have the discretion to make adjustments of up to 10% of each budget category line item established in this Management District Plan to accommodate market cost fluctuations for goods and services purchased by the District or the needs of the District, as submitted in its Annual Planning Report to the City and in accordance with State Law (section 36650 of the Streets and Highways Code).

District Dissolution. In the event that the Melrose District ends either because it is not renewed in 2028 or as a result of the disestablishment process, then funds may be set aside from the District in its final year of operation to remove landscaping, equipment, street furniture, trash receptacles, and other District improvements and property for which a future caretaker would not exist. The purpose of this provision is to avoid the creation of future damage and maintenance liabilities in the public right of way. All remaining funds shall be returned to the existing parcel owners as provided in State Law and the City's contract with the Owner's Association.

All of the improvements and activities described below are provided only within the boundaries of the District and provide a special benefit to each individually assessed parcel located within the proposed District. No improvements or activities will be provided outside District boundaries. "Special benefit" is defined in "Finding 2" of the attached Engineer's Report.

The following are the key expenditure categories or program areas of the District service plan / budget:

A. AMBASSADOR / SECURITY SERVICES: \$159,600 / 26.2% of total for 2019

The purpose of the Ambassador / Security Services Program, which is described below, is to provide a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels. Ambassador / security officers will create the appearance of safety for each individually assessed parcel, which will enhance its attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This program also provides for effective management of on-street and off-street parking for the District, will enhance create the appearance of adequate parking for customers, employees, visitors, owners and tenants as they access those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is higher than would exist with only baseline City services.

Ambassadors / security officers may operate via foot patrols, bicycle, or vehicle, as deemed appropriate by the Owner's Association. These personnel provide directions or assistance; serve as a liaison to the City's police, City Attorney, and other services; coordinate the provision of homeless services; warn and advise trespassers; and, respond to visitor inquiries. Ambassadors will be deployed at such times and in such a manner as the District deems most effective and efficient to achieve their purpose. This practice will allow for cost savings when service needs are diminished or not present. For the purpose of establishing a budget estimate, eight (8) hours per day, seven (7) days per week of a single unarmed contract ambassador / security officer has been projected.

The Melrose business improvement district may contract for the provision of parking management services or the coordination of such services in order to achieve Ambassador / Security Program purposes.

The Melrose business improvement district may also contract for the provision of services or the coordination of services for the homeless in order to achieve Ambassador / Security Program purposes. The District could contract with a greater Los Angeles area non-profit organization such as People Assisting the Homeless (PATH), or Venice 4 Square Church Homeless Task Force, or another

similar organization to achieve this goal. For the purpose of establishing a budget estimate, a \$12,000 annual contract for such services has been projected.

Ambassador / Security Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided for each such assessed parcel. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that the Ambassador / Security Services Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**B. LANDSCAPING, SANITATION, AND BEAUTIFICATION: \$144,000 / 23.6% of total for 2019**

The purpose of the Landscaping, Sanitation, and Beautification Services Program, which is described below, is to clean the sidewalks and public rights of way, and to provide public landscaping adjacent to individually assessed parcels, all of which creates a highly attractive appearance for the District within which each such assessed parcel is located. Clean, well-serviced, and attractive parcels draw customers, employees, visitors, owners, and tenants and enhance the quality of their shopping and business experience in the District thereby contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is greater than would exist with only baseline City services.

These services may be provided by either staff working for the District or by contractor(s) to the District, or a combination of both. These activities may include, but are not necessarily limited to, the following: street sweeping; sidewalk sweeping; public alley sweeping; sidewalk pressure washing; graffiti removal; sticker removal; street litter pick-up; planting of new or replacement trees; and, irrigation and operation of landscaping, trees, public art, signage, lighting, and other improvements that may be installed by the District, the City, or other entities. For the purpose of establishing budget estimates, historical cost experience in providing such services in other business improvement districts in the greater Los Angeles area have been projected.

Monies may be set aside in any year to pay for special capital improvements (e.g. street tree lights, street furniture, one-time streetscape repair, holiday decorations, or other similar improvements). These improvements will specially and individually benefit only the assessment paying parcels in the District by improving the area in a manner that attracts customers, employees, visitors, owners, and tenants. These are improvements or activities not otherwise provided by the City of Los Angeles.

The District Owner's Association will endeavor to obtain available public or private funding to leverage (or magnify) its assessment revenues for the

installation of streetscape, landscape, sanitation, beautification, or other improvements and activities within the District. The District may provide funding for urban design, planning, economics, grant preparation, or other support services, or grant matching funds to accomplish such ends.

Landscaping, Sanitation, and Beautification Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided at or, contiguous to, each such assessed parcel and / or in the parking areas serving these parcels. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that Landscaping, Sanitation, and Beautification Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

C. MARKETING AND PROMOTIONS: \$122,400 / 20.1% of total for 2019

The purpose of the Marketing and Promotions Program, which is described below, is to create and disseminate information and awareness about Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Marketing, promotions, and public relations initiatives will promote the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits all assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Marketing and Promotions Services might include, but are not limited to, the following: street banners; holiday decorations; a website; social media out-reach; a property owner newsletter; special printing, graphics or advertising; public relations activities; special events or activities; placement of promotional materials in various media; creation and operation of "shop local" incentive programs; etc. The District may use any available effective media for these initiatives.

Marketing and Promotions Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not market or promote activities and opportunities that take place outside of the District's boundaries. Marketing & Promotions Program services will not benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. More specific details about the special benefits that Marketing and Promotions Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference

and included as Appendix 2 of this document.

**D. PUBLIC PLAZA OR FARMERS' MARKET: \$1,500 / 0.2% of total for 2019**

The purpose of the Public Plaza or Farmers Market Program, which is described below, is to promote the siting, construction, and operation of a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. A temporary or permanent public plaza would create a venue for special events and / or activities that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would attract local residents and visitors to a new venue that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Both a temporary or permanent public plaza and a farmers' market were identified in the District's "Melrose Future Vision Strategic Action Plan" by surveyed individuals as efforts that would likely revitalize the District by promoting the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Temporary or permanent public plaza or farmers' market activities might include, but are not limited to, the following: promoting People Street, MTA, or other grant funded improvements; promoting corporate or foundation funding of a plaza or farmers' market; conducting special events; co-sponsoring special events with the Neighborhood Council, Fairfax High School, Melrose Elementary School, the Melrose Trading Post, or other entities; conducting a Melrose Farmers' Market; etc.

Temporary or permanent public plaza or farmers' market activities will specially and individually benefit each assessed parcel in the Zone 1 of the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not promote a temporary or permanent public plaza or farmers' market that takes place outside of the District's boundaries. These services will not specially benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. Also, temporary or permanent public plazas or a farmers' market services will not specially benefit residential use or church or synagogue use parcels. Finally, temporary or permanent public plazas or a farmers' market services will not specially benefit Zone 3 parcels because they are directed to a different customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3. More specific details about the special benefits that Public Plaza or Farmers' Market Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the

District, which is incorporated by reference and included as Appendix 2 of this document.

**E. NEW BUSINESS ATTRACTION: \$1,500 / 0.2% of total for 2019**

The purpose of the New Business Attraction Program, which is described below, is to develop, present, distribute, and advocate location and development opportunities on assessed District parcels in order to expand existing tenancies, attract new tenants, or generate future growth that positively affects the District and each individual parcel in the District by contributing to an improved business climate and economic vitality. These services are not available within the City's baseline level of services.

These services may be provided by either staff working for the District or by contractor (s) to the District, or a combination of both. The services may include, but are not necessarily limited to, the following: preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association.

New Business Attraction Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner, by promoting the expansion of existing tenants of such parcels, attracting new tenants to such parcels, or generating new growth, thereby helping to maintain a high occupancy rate in the District, which contributes to an image of an improved business climate and economic vitality that affects all assessed parcels in the District. New Business Attraction Program services have no effect on Zone 2 "PF" zoned parcels, do not specially benefit them, and they will not be assessed for them, because of the nature of their public schools use. Similarly, New Business Attraction services will not affect residential use parcels, non-profit use parcels, or church / synagogue use parcels. Therefore, such parcels will not be assessed for New Business Attraction services nor the administrative overhead required to support them. The District will not provide any New Business Attraction services to parcels outside the District. More specific details about the special benefits that New Business Attraction Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**F. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, AND ADMINISTRATION: \$126,000 / 20.7% of total for 2019**

The purpose of the Policy Development, Management, and Administration Program is to create a well managed District that optimizes the use of the assessment funds through effective vendor selection and contract management, excellent communications with stakeholders, effective advocacy on behalf of parcel interests, effective board and committee coordination, and sound fiscal management. As a result the District's direct services provided to and for the

benefit of each parcel will be efficient, effective, and successful and the Policy Development, District Management, and Administration Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. Additionally, the District may provide for District renewal services through the Policy Development, District Management, and Administration Program. These services would not be available within the City's baseline level of services.

This budget category collects District costs for implementing the other identified direct services provided to individually assessed parcels, including costs for District renewal. In addition to managing and administering all affairs of the Owner's Association related to the Melrose BID and complying with all contractual obligations to the City for District operations, this program serves as a "voice" of the assessed parcel owners' community to the media and governmental policy makers. Development of policies that seek to promote Melrose business, and effective and efficient District management / administration are the products of these services. Such efforts may produce changes that enhance business at a number of levels: within the business improvement district organization; within other community based organizations; at City Hall and its various departments; or at other levels of government.

The District will seek grant funding and non-assessment financial support through these services. It will also seek "co-partnerships" with governmental, non-profit, and private sector organizations through these services

The District will be managed / administered by an Owner's Association that may hire a professional manager who may utilize administrative and technical support as needed that would be provided by this budget item. Positions that may be hired by the District may include, but are not limited to, the following: an executive director, clerical assistance, or field maintenance assistance. These positions may be either District employees or contract service providers as determined to be the best interests of the District by the Owner's Association.

Policy Development, District Management, and Administration services will specially and individually benefit each assessment-paying parcel located within the District. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Policy Development, District Management, and Administration Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

G. OFFICE, INSURANCE, ACCOUNTING, AND OTHER: \$54,369 / 8.9% of total for 2019

The purpose of the Office, Insurance, Accounting, and Other budget category is to fund the various administrative and general overhead costs associated with providing the District's services to each assessed parcel. As a result the District's direct services provided to and for the benefit of each assessed parcel will be efficient, effective, and successful and the Office, Insurance, Accounting, and Other Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. These services and administrative needs would not be available within the City's baseline level of services.

Various District office supply, printing, insurance, accounting, bookkeeping, service, rental, telephone, meeting expense, database, computer, furnishing, equipment, and other necessary yet general expenses that will be incurred by the District are included in this budget category. These costs are incurred to implement all other District improvements and activities.

Office, Insurance, Accounting, and Other expenses are incurred only when associated with the provision of improvements and activities that specially and individually benefit each assessed parcel in the District in a particular and distinct way. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Office, Insurance, Accounting, and Other Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

Year 1

| Item  | 2019             |                 |                  |                 |                  |
|---|------------------|-----------------|------------------|-----------------|------------------|
|   | Zone 1           | Zone 2          | Zone 3           | Non Ass'mt*     | Totals           |
|   | SP Ass'mts       | SP Ass'mts      | SP Ass'mts       |                 |                  |
| <b>ANNUAL BUDGET COSTS</b>                  |                  |                 |                  |                 |                  |
| A. Ambassador / Security Services           | \$102,592        | \$14,771        | \$32,661         | \$9,576         | \$159,600        |
| B. Landscaping, Sanitation & Beautification | \$92,564         | \$13,328        | \$29,468         | \$8,640         | \$144,000        |
| C. Marketing & Promotions                   | \$87,272         | \$0             | \$27,784         | \$7,344         | \$122,400        |
| D. Public Plaza or Farmer's Market          | \$1,410          | \$0             | \$0              | \$90            | \$1,500          |
| E. New Business Attraction                  | \$1,070          | \$0             | \$340            | \$90            | \$1,500          |
| F. Policy Dev., Management & Administration | \$80,994         | \$11,662        | \$25,785         | \$7,560         | \$126,001        |
| G. Office, Insurance, Accounting & Other    | \$34,949         | \$5,032         | \$11,126         | \$3,262         | \$54,369         |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$400,851</b> | <b>\$44,793</b> | <b>\$127,164</b> | <b>\$36,562</b> | <b>\$609,370</b> |
| Sub Total                                   |                  | \$572,808       |                  |                 |                  |
| <b>GRAND TOTAL PBID BUDGET</b>              |                  |                 | \$609,370        |                 |                  |

Year 2

| Item  | 2020             |                 |                  |                 |                  |
|---|------------------|-----------------|------------------|-----------------|------------------|
|   | Zone 1           | Zone 2          | Zone 3           | Non Ass'mt*     | Totals           |
|   | SP Ass'mts       | SP Ass'mts      | SP Ass'mts       |                 |                  |
| <b>ANNUAL BUDGET COSTS</b>                  |                  |                 |                  |                 |                  |
| A. Ambassador / Security Services           | \$107,721        | \$15,510        | \$34,294         | \$10,055        | \$167,580        |
| B. Landscaping, Sanitation & Beautification | \$97,192         | \$13,994        | \$30,942         | \$9,072         | \$151,200        |
| C. Marketing & Promotions                   | \$91,636         | \$0             | \$29,173         | \$7,711         | \$128,520        |
| D. Public Plaza or Farmer's Market          | \$1,481          | \$0             | \$0              | \$95            | \$1,576          |
| E. New Business Attraction                  | \$1,123          | \$0             | \$358            | \$95            | \$1,576          |
| F. Policy Dev., Management & Administration | \$85,043         | \$12,245        | \$27,074         | \$7,938         | \$132,300        |
| G. Office, Insurance, Accounting & Other    | \$36,696         | \$5,284         | \$11,683         | \$3,425         | \$57,088         |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$420,892</b> | <b>\$47,033</b> | <b>\$133,524</b> | <b>\$38,391</b> | <b>\$639,840</b> |
| Sub Total                                   |                  | \$601,449       |                  |                 |                  |
| <b>GRAND TOTAL PBID BUDGET</b>              |                  |                 | \$639,840        |                 |                  |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 3

| Item  | 2021       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$113,107  | \$16,285   | \$36,009   | \$10,558    | \$175,959 |
| B. Landscaping, Sanitation & Beautification | \$102,052  | \$14,694   | \$32,489   | \$9,526     | \$158,761 |
| C. Marketing & Promotions                   | \$96,218   | \$0        | \$30,632   | \$8,097     | \$134,947 |
| D. Public Plaza or Farmer's Market          | \$1,555    | \$0        | \$0        | \$99        | \$1,654   |
| E. New Business Attraction                  | \$1,179    | \$0        | \$375      | \$99        | \$1,653   |
| F. Policy Dev., Management & Administration | \$89,295   | \$12,857   | \$28,428   | \$8,335     | \$138,915 |
| G. Office, Insurance, Accounting & Other    | \$38,531   | \$5,548    | \$12,267   | \$3,597     | \$59,943  |
| TOTAL BUDGET BY ZONE                        | \$441,937  | \$49,384   | \$140,200  | \$40,311    | \$671,832 |
| Sub Total                                   |            | \$631,521  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$671,832  |             |           |

Year 4

| Item  | 2022       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$118,763  | \$17,099   | \$37,809   | \$11,085    | \$184,756 |
| B. Landscaping, Sanitation & Beautification | \$107,154  | \$15,429   | \$34,113   | \$10,002    | \$166,698 |
| C. Marketing & Promotions                   | \$101,029  | \$0        | \$32,163   | \$8,502     | \$141,694 |
| D. Public Plaza or Farmer's Market          | \$1,632    | \$0        | \$0        | \$104       | \$1,736   |
| E. New Business Attraction                  | \$1,238    | \$0        | \$394      | \$104       | \$1,736   |
| F. Policy Dev., Management & Administration | \$93,760   | \$13,500   | \$29,849   | \$8,752     | \$145,861 |
| G. Office, Insurance, Accounting & Other    | \$40,458   | \$5,825    | \$12,880   | \$3,776     | \$62,939  |
| TOTAL BUDGET BY ZONE                        | \$464,034  | \$51,853   | \$147,208  | \$42,325    | \$705,420 |
| Sub Total                                   |            | \$663,095  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$705,420  |             |           |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 5

| Item  | 2023       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$124,701  | \$17,954   | \$39,699   | \$11,640    | \$193,994 |
| B. Landscaping, Sanitation & Beautification | \$112,512  | \$16,200   | \$35,819   | \$10,502    | \$175,033 |
| C. Marketing & Promotions                   | \$106,080  | \$0        | \$33,771   | \$8,927     | \$148,778 |
| D. Public Plaza or Farmer's Market          | \$1,714    | \$0        | \$0        | \$109       | \$1,823   |
| E. New Business Attraction                  | \$1,300    | \$0        | \$414      | \$109       | \$1,823   |
| F. Policy Dev., Management & Administration | \$98,448   | \$14,175   | \$31,342   | \$9,189     | \$153,154 |
| G. Office, Insurance, Accounting & Other    | \$42,481   | \$6,116    | \$13,524   | \$3,965     | \$66,086  |
| TOTAL BUDGET BY ZONE                        | \$487,236  | \$54,445   | \$154,569  | \$44,441    | \$740,691 |
| Sub Total                                   |            | \$696,250  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$740,691  |             |           |

Year 6

| Item  | 2024       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$130,936  | \$18,852   | \$41,684   | \$12,222    | \$203,694 |
| B. Landscaping, Sanitation & Beautification | \$118,138  | \$17,010   | \$37,610   | \$11,027    | \$183,785 |
| C. Marketing & Promotions                   | \$111,384  | \$0        | \$35,460   | \$9,373     | \$156,217 |
| D. Public Plaza or Farmer's Market          | \$1,800    | \$0        | \$0        | \$115       | \$1,915   |
| E. New Business Attraction                  | \$1,365    | \$0        | \$435      | \$115       | \$1,915   |
| F. Policy Dev., Management & Administration | \$103,371  | \$14,884   | \$32,909   | \$9,649     | \$160,813 |
| G. Office, Insurance, Accounting & Other    | \$44,605   | \$6,422    | \$14,200   | \$4,163     | \$69,390  |
| TOTAL BUDGET BY ZONE                        | \$511,599  | \$57,168   | \$162,298  | \$46,664    | \$777,729 |
| Sub Total                                   |            | \$731,065  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$777,729  |             |           |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 7

| Item  | 2025       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$137,483  | \$19,795   | \$43,769   | \$12,833    | \$213,880 |
| B. Landscaping, Sanitation & Beautification | \$124,045  | \$17,861   | \$39,490   | \$11,578    | \$192,974 |
| C. Marketing & Promotions                   | \$116,953  | \$0        | \$37,233   | \$9,842     | \$164,028 |
| D. Public Plaza or Farmer's Market          | \$1,890    | \$0        | \$0        | \$121       | \$2,011   |
| E. New Business Attraction                  | \$1,433    | \$0        | \$456      | \$121       | \$2,010   |
| F. Policy Dev., Management & Administration | \$108,539  | \$15,628   | \$34,554   | \$10,131    | \$168,852 |
| G. Office, Insurance, Accounting & Other    | \$46,835   | \$6,743    | \$14,910   | \$4,372     | \$72,860  |
| TOTAL BUDGET BY ZONE                        | \$537,178  | \$60,027   | \$170,412  | \$48,998    | \$816,615 |
| Sub Total                                   |            | \$767,617  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$816,615  |             |           |

Year 8

| Item  | 2026       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$144,357  | \$20,784   | \$45,957   | \$13,474    | \$224,572 |
| B. Landscaping, Sanitation & Beautification | \$130,247  | \$18,754   | \$41,465   | \$12,157    | \$202,623 |
| C. Marketing & Promotions                   | \$122,801  | \$0        | \$39,094   | \$10,334    | \$172,229 |
| D. Public Plaza or Farmer's Market          | \$1,984    | \$0        | \$0        | \$127       | \$2,111   |
| E. New Business Attraction                  | \$1,505    | \$0        | \$479      | \$127       | \$2,111   |
| F. Policy Dev., Management & Administration | \$113,966  | \$16,410   | \$36,282   | \$10,638    | \$177,296 |
| G. Office, Insurance, Accounting & Other    | \$49,177   | \$7,080    | \$15,656   | \$4,590     | \$76,503  |
| TOTAL BUDGET BY ZONE                        | \$564,037  | \$63,028   | \$178,933  | \$51,447    | \$857,445 |
| Sub Total                                   |            | \$805,998  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$857,445  |             |           |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 9

| Item  | 2027       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$151,575  | \$21,823   | \$48,255   | \$14,148    | \$235,801 |
| B. Landscaping, Sanitation & Beautification | \$136,759  | \$19,692   | \$43,538   | \$12,765    | \$212,754 |
| C. Marketing & Promotions                   | \$128,941  | \$0        | \$41,049   | \$10,850    | \$180,840 |
| D. Public Plaza or Farmer's Market          | \$2,083    | \$0        | \$0        | \$133       | \$2,216   |
| E. New Business Attraction                  | \$1,580    | \$0        | \$503      | \$133       | \$2,216   |
| F. Policy Dev., Management & Administration | \$119,664  | \$17,230   | \$38,096   | \$11,170    | \$186,160 |
| G. Office, Insurance, Accounting & Other    | \$51,636   | \$7,434    | \$16,438   | \$4,820     | \$80,328  |
| TOTAL BUDGET BY ZONE                        | \$592,238  | \$66,179   | \$187,879  | \$54,019    | \$900,315 |
| Sub Total                                   |            | \$846,296  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$900,315  |             |           |

Year 10

| Item  | 2028       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$159,154  | \$22,915   | \$50,668   | \$14,855    | \$247,592 |
| B. Landscaping, Sanitation & Beautification | \$143,597  | \$20,676   | \$45,715   | \$13,404    | \$223,392 |
| C. Marketing & Promotions                   | \$135,388  | \$0        | \$43,102   | \$11,393    | \$189,883 |
| D. Public Plaza or Farmer's Market          | \$2,187    | \$0        | \$0        | \$140       | \$2,327   |
| E. New Business Attraction                  | \$1,659    | \$0        | \$528      | \$140       | \$2,327   |
| F. Policy Dev., Management & Administration | \$125,648  | \$18,092   | \$40,001   | \$11,728    | \$195,469 |
| G. Office, Insurance, Accounting & Other    | \$54,217   | \$7,806    | \$17,260   | \$5,061     | \$84,344  |
| TOTAL BUDGET BY ZONE                        | \$621,850  | \$69,489   | \$197,274  | \$56,721    | \$945,334 |
| Sub Total                                   |            | \$888,613  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$945,334  |             |           |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

10 Years

| Item  | Totals             |                  |                    |                  |                    |
|---|--------------------|------------------|--------------------|------------------|--------------------|
|   | Zone 1             | Zone 2           | Zone 3             | Non Ass'mt*      | Totals             |
|   | SP Ass'mts         | SP Ass'mts       | SP Ass'mts         |                  |                    |
| <b>ANNUAL BUDGET COSTS</b>                  |                    |                  |                    |                  |                    |
| A. Ambassador / Security Services           | \$1,290,389        | \$185,788        | \$410,804          | \$120,446        | \$2,007,427        |
| B. Landscaping, Sanitation & Beautification | \$1,164,261        | \$167,638        | \$370,650          | \$108,673        | \$1,811,222        |
| C. Marketing & Promotions                   | \$1,097,701        | \$0              | \$349,461          | \$92,372         | \$1,539,534        |
| D. Public Plaza or Farmer's Market          | \$17,735           | \$0              | \$0                | \$1,132          | \$18,867           |
| E. New Business Attraction                  | \$13,452           | \$0              | \$4,283            | \$1,132          | \$18,867           |
| F. Policy Dev., Management & Administration | \$1,018,728        | \$146,683        | \$324,319          | \$95,089         | \$1,584,819        |
| G. Office, Insurance, Accounting & Other    | \$439,585          | \$63,291         | \$139,944          | \$41,031         | \$683,851          |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$5,041,851</b> | <b>\$563,400</b> | <b>\$1,599,461</b> | <b>\$459,875</b> | <b>\$7,664,587</b> |
| Sub Total                                   |                    | \$7,204,712      |                    |                  |                    |
| <b>GRAND TOTAL PBID BUDGET</b>              |                    |                  | <b>\$7,664,587</b> |                  |                    |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

#### **IV. PROPOSED MANAGEMENT DISTRICT ASSESSMENT FORMULA**

Revenues to fund District Service Plan costs will be generated by an annual special assessment against each specially benefitting parcel in the District; and, an annual non-special assessment contribution to cover the costs associated with any general benefit from services. The amount of the special assessment against each assessed parcel reflects the relative special benefit that parcel will derive from District services.

Three (3) levels of benefit will be provided within the District as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers' market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 1 will be \$0.01592 per square foot of lot size; \$0.2076 per square foot of improvement size; and, \$9.7931 per linear foot of street frontage that is directly across from other frontage included within the District.
- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not benefit these Zone 2 parcels,

which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 2 will be \$0.0122 per square foot of lot size; \$0.0584 per square foot of improvement size; and, \$5.7649 per linear foot of street frontage that is directly across from other frontage included within the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 3 will be \$0.01762 per square foot of lot size; \$0.2391 per square foot of improvement size; and, \$10.1772 per linear foot of street frontage that is directly across from other frontage included within the District.

Assessment rates may be adjusted annually by the Owner's Association according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year. Any such CPU adjustment shall be submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Streets and Highways Code Section 36650.

The Los Angeles City Clerk's Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

These assessment rates were designed so that one-third (33.33%) of the total assessment will be based on lot size, one-third (33.33%) will be based on improvement size, and one-third (33.33%) based on street frontage. These three factors, taken together, better reflect the special benefits derived by different types of land uses and parcels than would any single factor. Refer to the Engineer's Report for the District, which is incorporated

herein by reference, and included in Appendix 2 of this document, for greater elaboration regarding the District assessment formula.

Relative to District services provided in Zone 2, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit public schools parcels. Public schools, by their nature, do not specially benefit from these services as do other uses. Therefore, parcels zoned "PF" and used as public schools by the Los Angeles Unified School District (LAUSD) require special analysis in order to avoid overstating the special benefits they receive and will not be assessed for these services from which they do not specially benefit. Moreover, services to these "PF" zoned parcels will only be provided along the linear street frontage of Melrose Avenue or Fairfax Avenue or other streets located in the District only for the length of street frontage that is directly across from other street frontage that is in the District. LAUSD parcels will specially benefit from the direct delivery of Ambassador / Security; and Landscaping, Sanitation, and Beautification; Policy Development, Management, and Administration; and, Office, Insurance, Accounting, and Other services along Melrose Avenue or Fairfax Avenue, or other street frontage that is directly across from street frontage that is in the District. The adjusted assessment also recognizes that school parcels by their nature are disproportionately large as compared to other parcels located within the District.

Relative to District services provided in Zone 3, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit those parcels. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3, and will not therefore specially benefit Zone 3 parcels.

A list of the parcels to be included in the District is provided in Appendix 1 of this document. The Engineer's Report provides a full database including the proposed 2019 assessments for each parcel included within the District.

For a more complete description of the methodology used to determine these rates, refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document.

During the ten-year effective term of the District, it is likely that some of the improvements on some parcels within the District will change, will be developed with additional commercial improvements, or will see the demolition of existing improvements. The assessment against each parcel for any year will be based on the improvements actually present on the parcel at the beginning of that year. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in the Engineer's Report (see Step 5 on Page ER-13). Pursuant to Government Code

Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula itself is changed.

## **V. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE**

The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose business improvement district is being formed to provide enhanced or otherwise unavailable improvements and activities for each individual assessed parcel located within the boundaries of the District.

## **VI. PUBLICLY OWNED PARCELS**

The State Law requires that all publicly owned parcels within the District be assessed as any other similarly situated private parcel unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2014 are shown below:

### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$6,282.66         | 1.10%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$38,510.33        | 6.72%         |
|   |              | Total LAUSD               |       | \$44,792.99        | 7.82%         |

See the Engineer’s Report for additional information about the publically owned parcels.

## **VII. PROPOSED IMPLEMENTATION TIMETABLE**

The following timetable is proposed for the Melrose business improvement district formation:

| <b><u>DATE</u></b> | <b><u>ACTIVITY</u></b>  |
|--------------------|---|
| October 2017       | 1 <sup>st</sup> draft Management District Plan / Engineer's Report.   |
| October 2017       | Approval of Management District Plan / Engineer's Report by City Clerk's Office.  |
| January 2017       | Petitions circulated to all property owners.  |
| March 2018         | Signed petitions submitted to City Clerk's Office & City Council.   |
| April 2018         | City Council adoption of Ordinance of Intention to Form BID.  |
| May 2018           | Proposition 218 ballot election.  |
| June 2018          | Final City Council hearing and ballot counting.   |
| August 2018        | Melrose BID assessments filed with L. A. County.  |
| October 2018       | Approval of new City Contract for BID administration. City Clerk initiates PBID assessment collection process for initial year. |
| January 2019       | Melrose BID begins operations.  |

As provided by State Law, the new Melrose business improvement district will have a set term. The District's term will be January 1, 2019 through December 31, 2028. At the end of that period, the District may be renewed as permitted by State Law, the costs of which would be an approved use of District funds. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to property owners as required by State Law following the removal of all District improvements and property from the public right of way as described Service Plan Budget section of this Management District Plan.

## **VIII. DISTRICT GOVERNANCE**

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

### **A. Owner's Association**

The City will enter into a contract with a private, non-profit entity designated as an "owner's association" to administer and implement improvements and activities described in the Management District Plan. The owner's association may be an existing or newly formed nonprofit entity. The owner's association will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the owner's association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owner's Association will prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The Owner's Association may consider appeals of parcel assessments for appropriate adjustment.

### **B. Professional Staff**

The Board of Directors of the owner's association will employ an Executive Director whose duty it is to implement all of the improvements and activities; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

### **C. Staff Neutrality**

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may not be clearly determined by the Board. In such circumstances, staff should refer such choices to the Board of Directors for decision.

**Appendix 1:**  
**District Parcel List**

**Appendix 2:**  
**Proposition 218 Engineer's Report**

**Management District Plan**  
**FOR THE**  
**Renewal**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to Renew a  
Management District in the Melrose area, a community within the  
City of Los Angeles  
by the  
Melrose Property Owners Association  
and  
Duckworth Consulting, Its Consultants*

**“Melrose”  
Property Business Improvement District  
Management District Plan**

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**Appendix 1: District Parcel List**

**Appendix 2: Proposition 218 Engineer’s Report**

## **I. OVERVIEW OF THE MELROSE PROPERTY BUSINESS IMPROVEMENT DISTRICT**

**Introduction:** A growing coalition of assessed property and business owners are proposing renewal of the Melrose Property Business Improvement District (hereinafter “District”) pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter the “State Law”). The proposed BID would be a renewal of the District formed and effective beginning January 1, 2013, which is expiring on December 31, 2018. This document is the Management District Plan required by Section 36622 of the State Law. It proposes improvements and activities that will revitalize, enhance, and convey special benefits to assessed properties located within the boundaries of the Melrose District.

**Name:** “Melrose Property Business Improvement District.”

**Location:** The proposed District is a well known commercial area in the City of Los Angeles, located south of Hollywood and centered along Melrose Avenue between Highland Avenue on the east and Fairfax Avenue on the west. It is a commercial strip that abuts a residential neighborhood and is generally one parcel deep to both the north and the south. It includes Fairfax High School and Melrose Elementary School. Refer to the boundary description and map in the “Boundaries / Maps” section of this document for a more complete description of the District’s boundaries.

**Services:** The proposed District will fund improvements and activities authorized under the State Law. Specifically, the District will provide improvements and activities in the following program areas: (i) ambassador / security services; (ii) landscaping, sanitation and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers’ market; (v) new business attraction; (vi) policy development, district management, and administration; and, (vii) office, insurance, accounting, and other expenses. These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special

benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration including possible District renewal; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each assessed Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.
- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be distantly located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each assessed Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The purpose of the proposed District is to provide improvements and activities as described in this Management District Plan to specially and individually benefit assessed parcels in the District by: improving the safety and attractiveness of each individually assessed parcel within the District; improving the cleanliness and beauty of each individually assessed parcel within the District; increasing building occupancy and lease rates by attracting customers and visitors; encouraging new business development; and, attracting ancillary businesses and services for parcels within the District. No improvements or activities will be provided outside District boundaries.

See the “Service Plan / Budget” section of this document for a more specific description of the improvements and activities planned for the District.

**Method of Financing:** The improvements and activities will be funded through a benefit assessment against real property in the District. The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements and activities provided by the District. In the first year of District operations, each assessed parcel in Zone 1 of the District will be assessed \$0.1592 per square foot of lot size, \$0.2076 per square foot of improvement size, and \$9.7931 per linear foot of street frontage. Also, each assessed parcel in Zone 2 of the District will be assessed \$0.0122 per square foot of lot size, \$0.0584 per square foot of improvement size, and \$5.7649 per linear foot of street frontage. Zone 2 parcels are zoned “PF” and used as public schools and by their nature are extraordinarily large relative to other District parcels. Therefore, such parcels will be assessed for linear street frontage on Melrose or other street frontage that is directly across from street frontage that is in the District except for Fairfax Avenue frontage. Also each assessed parcel in Zone 3 of the District will be assessed \$0.1762 per square foot of lot size, \$0.2391 per square foot of improvement size, and \$10.1772 per linear foot of street frontage. Parcel assessments are described in greater detail in Section IV of this Management District Plan.

The Engineer’s Report for the District has found that the general benefits (i.e. benefits to the general public or surrounding parcels) of the proposed improvements and activities could represent as much as six percent (6%) of the total benefits generated by the improvements activities and services. Accordingly, six percent (6%) of the total District budget will be funded annually by non-assessment revenues.

Assessments for the Fiscal Year beginning January 1, 2019 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2028 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The Los Angeles City Clerk’s Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

District assessments may be adjusted annually as approved by the Owner’s Association to reflect inflation at a rate not to exceed five percent (5%) and submitted to the City of Los Angeles with the District’s Annual Planning Report in accordance with Streets and Highways Code Section 36650.

During the ten-year term of the District, it is likely that the improvements on some parcels in the District will change. The assessment against each parcel for any year will be based on the improvements actually present on the parcel as of the beginning of that year. Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding.

See the “Assessment Formula” section of this document for additional details.

**Budget:** The proposed District budget is included in the “Service Plan” section of this document.

**Bonds:** The District will not issue bonds.

**City Services:** The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose BID is being established to provide enhanced or otherwise unavailable improvements and activities to assessed parcels within the boundaries of the District.

**Duration:** As required by State Law, the District will have a set term. The District’s term will be January 1, 2019 through December 31, 2028. At the end of this period, the District may be renewed as permitted by law, the costs of which would be an approved use of District funds.

## **II. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES**

The Melrose Business Improvement District is centered along Melrose Avenue. The boundaries of the District are shown on the map that follows this Section of this Plan. A list of the Los Angeles County Assessor's Parcel Numbers and addresses of each included parcel is provided in Appendix 1 of this document. Additional information regarding these boundaries, and a database of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The District includes all non-solely residentially zoned parcels that lay along Melrose Avenue or south of the public alley north of Melrose or north of the public alley south of Melrose between N. Fairfax Avenue and N. Highland Avenue. This area encompasses a unique area historically well known simply as "Melrose," which is a relatively compact area that attracts pedestrians and features commercial uses that tend to function in a complimentary economic manner. Customers and employees of Melrose tend to drive to the area, park once, and then walk to their commercial destinations and / or partake in the activities along Melrose Avenue or its commercial side streets. The north and south boundaries of the District run along the alleys immediately behind the rows of commercial lots except for two places where the boundaries jog north or south to include the entirety of school parcels that front on Melrose Avenue. On the other side of these alleys are residential neighborhoods except at the three locations where Melrose Avenue is bisected by heavily trafficked arterial streets that function as regional, auto oriented commercial corridors: N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue. The District's improvements and activities are not designed for these residential neighborhoods and no improvements or activities will be provided in these residential neighborhoods. N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue are commercially developed, as is Melrose Avenue to the East and West of them. However, these commercial strips are part of the Fairfax, West Hollywood, Hollywood or Hancock Park commercial corridors, and are not a part of Melrose. These commercial corridors also generally consist of larger parcels, serving regional markets and are not as pedestrian-oriented as Melrose parcels. No improvements or activities will be provided by the District to parcels that don't front on Melrose or its commercial side streets between the public alley to the north and the public alley to the south; or, that front only on these commercial arterial streets.

As a supplement to the referenced District map, the boundaries of the proposed District are described below.

### **Northern Boundary:**

- The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition

from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the complimentary functioning non-solely residential parcels that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential parcels are presumed by State Law to not benefit from District improvements or activities. The area to the north of the alley is solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct commercial arterial corridor). The commercially zoned parcels that front only on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial arterial streets and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

### **Eastern Boundary:**

- The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements or activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements or services provided by the District or are commercial parcels that are oriented to providing services to the residential neighborhood that surrounds them and are also excluded from the District because they would not benefit from the improvements or activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements or activities will be provided outside of the District’s boundaries.

### **Southern Boundary**

- The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from

District improvements or activities. Also excluded from the District are commercially zoned parcels that front only on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

### **Western Boundary:**

- The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front only on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that attracts pedestrians. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that is known to attract pedestrians. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements or activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

***Insert Map of District Boundaries***

### **III. PROPOSED DISTRICT SERVICE PLAN / BUDGET 2019 - 2028**

District budget cost estimates have been established based upon the following factors: (i) historical costs of similar improvements and activities provided in other business improvement district organizations and municipal agencies in the Greater Los Angeles area; (ii) estimates of anticipated marketplace costs for needed goods and services; and, (iii) analysis of the improvements and activities, the optional frequencies with which they might be provided, and the impact of District geography upon them as required to efficiently and effectively achieve the desired results of District formation.

The District will provide the following improvements and activities as consistent with the provisions of the State Law: (i) ambassador / security services; (ii) landscaping, sanitation, and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers' market; (v) new business attraction; (vi) policy development, district management, and administration including possible District renewal; and, (vii) office, insurance, accounting, and other. These services are described in greater detail below.

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, its fund balances may be expended to close the gap. The fund balance may also be used to accommodate the timing lag, if any, between the time that the District incurs costs and the time that it receives assessment revenues. The District may also carryover uncompleted projects or unexpended assessment revenues from prior fiscal years. Such carryover funds may be re-budgeted for any District improvements and activities as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles. Accumulated interest or delinquent assessment payments may be expended as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles.

The Owners' Association will have the responsibility to enter contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District. Annually, the Owner's Association will have the discretion to make adjustments of up to 10% of each budget category line item established in this Management District Plan to accommodate market cost fluctuations for goods and services purchased by the District or the needs of the District, as submitted in its Annual Planning Report to the City and in accordance with State Law (section 36650 of the Streets and Highways Code).

District Dissolution. In the event that the Melrose District ends either because it is not renewed in 2028 or as a result of the disestablishment process, then funds may be set aside from the District in its final year of operation to remove landscaping, equipment, street furniture, trash receptacles, and other District improvements and property for which a future caretaker would not exist. The purpose of this provision is to avoid the creation of future damage and maintenance liabilities in the public right of way. All remaining funds shall be returned to the existing parcel owners as provided in State Law and the City's contract with the Owner's Association.

All of the improvements and activities described below are provided only within the boundaries of the District and provide a special benefit to each individually assessed parcel located within the proposed District. No improvements or activities will be provided outside District boundaries. "Special benefit" is defined in "Finding 2" of the attached Engineer's Report.

The following are the key expenditure categories or program areas of the District service plan / budget:

A. AMBASSADOR / SECURITY SERVICES: \$159,600 / 26.2% of total for 2019

The purpose of the Ambassador / Security Services Program, which is described below, is to provide a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels. Ambassador / security officers will create the appearance of safety for each individually assessed parcel, which will enhance its attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This program also provides for effective management of on-street and off-street parking for the District, will enhance create the appearance of adequate parking for customers, employees, visitors, owners and tenants as they access those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is higher than would exist with only baseline City services.

Ambassadors / security officers may operate via foot patrols, bicycle, or vehicle, as deemed appropriate by the Owner's Association. These personnel provide directions or assistance; serve as a liaison to the City's police, City Attorney, and other services; coordinate the provision of homeless services; warn and advise trespassers; and, respond to visitor inquiries. Ambassadors will be deployed at such times and in such a manner as the District deems most effective and efficient to achieve their purpose. This practice will allow for cost savings when service needs are diminished or not present. For the purpose of establishing a budget estimate, eight (8) hours per day, seven (7) days per week of a single unarmed contract ambassador / security officer has been projected.

The Melrose business improvement district may contract for the provision of parking management services or the coordination of such services in order to achieve Ambassador / Security Program purposes.

The Melrose business improvement district may also contract for the provision of services or the coordination of services for the homeless in order to achieve Ambassador / Security Program purposes. The District could contract with a greater Los Angeles area non-profit organization such as People Assisting the Homeless (PATH), or Venice 4 Square Church Homeless Task Force, or another

similar organization to achieve this goal. For the purpose of establishing a budget estimate, a \$12,000 annual contract for such services has been projected.

Ambassador / Security Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided for each such assessed parcel. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that the Ambassador / Security Services Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**B. LANDSCAPING, SANITATION, AND BEAUTIFICATION: \$144,000 / 23.6% of total for 2019**

The purpose of the Landscaping, Sanitation, and Beautification Services Program, which is described below, is to clean the sidewalks and public rights of way, and to provide public landscaping adjacent to individually assessed parcels, all of which creates a highly attractive appearance for the District within which each such assessed parcel is located. Clean, well-serviced, and attractive parcels draw customers, employees, visitors, owners, and tenants and enhance the quality of their shopping and business experience in the District thereby contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is greater than would exist with only baseline City services.

These services may be provided by either staff working for the District or by contractor(s) to the District, or a combination of both. These activities may include, but are not necessarily limited to, the following: street sweeping; sidewalk sweeping; public alley sweeping; sidewalk pressure washing; graffiti removal; sticker removal; street litter pick-up; planting of new or replacement trees; and, irrigation and operation of landscaping, trees, public art, signage, lighting, and other improvements that may be installed by the District, the City, or other entities. For the purpose of establishing budget estimates, historical cost experience in providing such services in other business improvement districts in the greater Los Angeles area have been projected.

Monies may be set aside in any year to pay for special capital improvements (e.g. street tree lights, street furniture, one-time streetscape repair, holiday decorations, or other similar improvements). These improvements will specially and individually benefit only the assessment paying parcels in the District by improving the area in a manner that attracts customers, employees, visitors, owners, and tenants. These are improvements or activities not otherwise provided by the City of Los Angeles.

The District Owner's Association will endeavor to obtain available public or private funding to leverage (or magnify) its assessment revenues for the

installation of streetscape, landscape, sanitation, beautification, or other improvements and activities within the District. The District may provide funding for urban design, planning, economics, grant preparation, or other support services, or grant matching funds to accomplish such ends.

Landscaping, Sanitation, and Beautification Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided at or, contiguous to, each such assessed parcel and / or in the parking areas serving these parcels. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that Landscaping, Sanitation, and Beautification Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

C. MARKETING AND PROMOTIONS: \$122,400 / 20.1% of total for 2019

The purpose of the Marketing and Promotions Program, which is described below, is to create and disseminate information and awareness about Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Marketing, promotions, and public relations initiatives will promote the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits all assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Marketing and Promotions Services might include, but are not limited to, the following: street banners; holiday decorations; a website; social media out-reach; a property owner newsletter; special printing, graphics or advertising; public relations activities; special events or activities; placement of promotional materials in various media; creation and operation of "shop local" incentive programs; etc. The District may use any available effective media for these initiatives.

Marketing and Promotions Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not market or promote activities and opportunities that take place outside of the District's boundaries. Marketing & Promotions Program services will not benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. More specific details about the special benefits that Marketing and Promotions Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference

and included as Appendix 2 of this document.

**D. PUBLIC PLAZA OR FARMERS' MARKET: \$1,500 / 0.2% of total for 2019**

The purpose of the Public Plaza or Farmers Market Program, which is described below, is to promote the siting, construction, and operation of a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. A temporary or permanent public plaza would create a venue for special events and / or activities that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would attract local residents and visitors to a new venue that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Both a temporary or permanent public plaza and a farmers' market were identified in the District's "Melrose Future Vision Strategic Action Plan" by surveyed individuals as efforts that would likely revitalize the District by promoting the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Temporary or permanent public plaza or farmers' market activities might include, but are not limited to, the following: promoting People Street, MTA, or other grant funded improvements; promoting corporate or foundation funding of a plaza or farmers' market; conducting special events; co-sponsoring special events with the Neighborhood Council, Fairfax High School, Melrose Elementary School, the Melrose Trading Post, or other entities; conducting a Melrose Farmers' Market; etc.

Temporary or permanent public plaza or farmers' market activities will specially and individually benefit each assessed parcel in the Zone 1 of the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not promote a temporary or permanent public plaza or farmers' market that takes place outside of the District's boundaries. These services will not specially benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. Also, temporary or permanent public plazas or a farmers' market services will not specially benefit residential use or church or synagogue use parcels. Finally, temporary or permanent public plazas or a farmers' market services will not specially benefit Zone 3 parcels because they are directed to a different customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3. More specific details about the special benefits that Public Plaza or Farmers' Market Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the

District, which is incorporated by reference and included as Appendix 2 of this document.

E. NEW BUSINESS ATTRACTION: \$1,500 / 0.2% of total for 2019

The purpose of the New Business Attraction Program, which is described below, is to develop, present, distribute, and advocate location and development opportunities on assessed District parcels in order to expand existing tenancies, attract new tenants, or generate future growth that positively affects the District and each individual parcel in the District by contributing to an improved business climate and economic vitality. These services are not available within the City's baseline level of services.

These services may be provided by either staff working for the District or by contractor (s) to the District, or a combination of both. The services may include, but are not necessarily limited to, the following: preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association.

New Business Attraction Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner, by promoting the expansion of existing tenants of such parcels, attracting new tenants to such parcels, or generating new growth, thereby helping to maintain a high occupancy rate in the District, which contributes to an image of an improved business climate and economic vitality that affects all assessed parcels in the District. New Business Attraction Program services have no effect on Zone 2 "PF" zoned parcels, do not specially benefit them, and they will not be assessed for them, because of the nature of their public schools use. Similarly, New Business Attraction services will not affect residential use parcels, non-profit use parcels, or church / synagogue use parcels. Therefore, such parcels will not be assessed for New Business Attraction services nor the administrative overhead required to support them. The District will not provide any New Business Attraction services to parcels outside the District. More specific details about the special benefits that New Business Attraction Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

F. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, AND ADMINISTRATION: \$126,000 / 20.7% of total for 2019

The purpose of the Policy Development, Management, and Administration Program is to create a well managed District that optimizes the use of the assessment funds through effective vendor selection and contract management, excellent communications with stakeholders, effective advocacy on behalf of parcel interests, effective board and committee coordination, and sound fiscal management. As a result the District's direct services provided to and for the

benefit of each parcel will be efficient, effective, and successful and the Policy Development, District Management, and Administration Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. Additionally, the District may provide for District renewal services through the Policy Development, District Management, and Administration Program. These services would not be available within the City's baseline level of services.

This budget category collects District costs for implementing the other identified direct services provided to individually assessed parcels, including costs for District renewal. In addition to managing and administering all affairs of the Owner's Association related to the Melrose BID and complying with all contractual obligations to the City for District operations, this program serves as a "voice" of the assessed parcel owners' community to the media and governmental policy makers. Development of policies that seek to promote Melrose business, and effective and efficient District management / administration are the products of these services. Such efforts may produce changes that enhance business at a number of levels: within the business improvement district organization; within other community based organizations; at City Hall and its various departments; or at other levels of government.

The District will seek grant funding and non-assessment financial support through these services. It will also seek "co-partnerships" with governmental, non-profit, and private sector organizations through these services

The District will be managed / administered by an Owner's Association that may hire a professional manager who may utilize administrative and technical support as needed that would be provided by this budget item. Positions that may be hired by the District may include, but are not limited to, the following: an executive director, clerical assistance, or field maintenance assistance. These positions may be either District employees or contract service providers as determined to be the best interests of the District by the Owner's Association.

Policy Development, District Management, and Administration services will specially and individually benefit each assessment-paying parcel located within the District. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Policy Development, District Management, and Administration Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

G. OFFICE, INSURANCE, ACCOUNTING, AND OTHER: \$54,369 / 8.9% of total for 2019

The purpose of the Office, Insurance, Accounting, and Other budget category is to fund the various administrative and general overhead costs associated with providing the District's services to each assessed parcel. As a result the District's direct services provided to and for the benefit of each assessed parcel will be efficient, effective, and successful and the Office, Insurance, Accounting, and Other Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. These services and administrative needs would not be available within the City's baseline level of services.

Various District office supply, printing, insurance, accounting, bookkeeping, service, rental, telephone, meeting expense, database, computer, furnishing, equipment, and other necessary yet general expenses that will be incurred by the District are included in this budget category. These costs are incurred to implement all other District improvements and activities.

Office, Insurance, Accounting, and Other expenses are incurred only when associated with the provision of improvements and activities that specially and individually benefit each assessed parcel in the District in a particular and distinct way. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Office, Insurance, Accounting, and Other Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

Year 1

| Item  | 2019             |                 |                  |                 |                  |
|---|------------------|-----------------|------------------|-----------------|------------------|
|   | Zone 1           | Zone 2          | Zone 3           | Non Ass'mt*     | Totals           |
|   | SP Ass'mts       | SP Ass'mts      | SP Ass'mts       |                 |                  |
| <b>ANNUAL BUDGET COSTS</b>                  |                  |                 |                  |                 |                  |
| A. Ambassador / Security Services           | \$102,592        | \$14,771        | \$32,661         | \$9,576         | \$159,600        |
| B. Landscaping, Sanitation & Beautification | \$92,564         | \$13,328        | \$29,468         | \$8,640         | \$144,000        |
| C. Marketing & Promotions                   | \$87,272         | \$0             | \$27,784         | \$7,344         | \$122,400        |
| D. Public Plaza or Farmer's Market          | \$1,410          | \$0             | \$0              | \$90            | \$1,500          |
| E. New Business Attraction                  | \$1,070          | \$0             | \$340            | \$90            | \$1,500          |
| F. Policy Dev., Management & Administration | \$80,994         | \$11,662        | \$25,785         | \$7,560         | \$126,001        |
| G. Office, Insurance, Accounting & Other    | \$34,949         | \$5,032         | \$11,126         | \$3,262         | \$54,369         |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$400,851</b> | <b>\$44,793</b> | <b>\$127,164</b> | <b>\$36,562</b> | <b>\$609,370</b> |
| Sub Total                                   |                  | \$572,808       |                  |                 |                  |
| <b>GRAND TOTAL PBID BUDGET</b>              |                  |                 | \$609,370        |                 |                  |

Year 2

| Item  | 2020             |                 |                  |                 |                  |
|---|------------------|-----------------|------------------|-----------------|------------------|
|   | Zone 1           | Zone 2          | Zone 3           | Non Ass'mt*     | Totals           |
|   | SP Ass'mts       | SP Ass'mts      | SP Ass'mts       |                 |                  |
| <b>ANNUAL BUDGET COSTS</b>                  |                  |                 |                  |                 |                  |
| A. Ambassador / Security Services           | \$107,721        | \$15,510        | \$34,294         | \$10,055        | \$167,580        |
| B. Landscaping, Sanitation & Beautification | \$97,192         | \$13,994        | \$30,942         | \$9,072         | \$151,200        |
| C. Marketing & Promotions                   | \$91,636         | \$0             | \$29,173         | \$7,711         | \$128,520        |
| D. Public Plaza or Farmer's Market          | \$1,481          | \$0             | \$0              | \$95            | \$1,576          |
| E. New Business Attraction                  | \$1,123          | \$0             | \$358            | \$95            | \$1,576          |
| F. Policy Dev., Management & Administration | \$85,043         | \$12,245        | \$27,074         | \$7,938         | \$132,300        |
| G. Office, Insurance, Accounting & Other    | \$36,696         | \$5,284         | \$11,683         | \$3,425         | \$57,088         |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$420,892</b> | <b>\$47,033</b> | <b>\$133,524</b> | <b>\$38,391</b> | <b>\$639,840</b> |
| Sub Total                                   |                  | \$601,449       |                  |                 |                  |
| <b>GRAND TOTAL PBID BUDGET</b>              |                  |                 | \$639,840        |                 |                  |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 3

| Item  | 2021             |                 |                  |                 |                  |
|---|------------------|-----------------|------------------|-----------------|------------------|
|   | Zone 1           | Zone 2          | Zone 3           | Non Ass'mt*     | Totals           |
|   | SP Ass'mts       | SP Ass'mts      | SP Ass'mts       |                 |                  |
| <b>ANNUAL BUDGET COSTS</b>                  |                  |                 |                  |                 |                  |
| A. Ambassador / Security Services           | \$113,107        | \$16,285        | \$36,009         | \$10,558        | \$175,959        |
| B. Landscaping, Sanitation & Beautification | \$102,052        | \$14,694        | \$32,489         | \$9,526         | \$158,761        |
| C. Marketing & Promotions                   | \$96,218         | \$0             | \$30,632         | \$8,097         | \$134,947        |
| D. Public Plaza or Farmer's Market          | \$1,555          | \$0             | \$0              | \$99            | \$1,654          |
| E. New Business Attraction                  | \$1,179          | \$0             | \$375            | \$99            | \$1,653          |
| F. Policy Dev., Management & Administration | \$89,295         | \$12,857        | \$28,428         | \$8,335         | \$138,915        |
| G. Office, Insurance, Accounting & Other    | \$38,531         | \$5,548         | \$12,267         | \$3,597         | \$59,943         |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$441,937</b> | <b>\$49,384</b> | <b>\$140,200</b> | <b>\$40,311</b> | <b>\$671,832</b> |
| Sub Total                                   |                  | \$631,521       |                  |                 |                  |
| <b>GRAND TOTAL PBID BUDGET</b>              |                  |                 | <b>\$671,832</b> |                 |                  |

Year 4

| Item  | 2022             |                 |                  |                 |                  |
|---|------------------|-----------------|------------------|-----------------|------------------|
|   | Zone 1           | Zone 2          | Zone 3           | Non Ass'mt*     | Totals           |
|   | SP Ass'mts       | SP Ass'mts      | SP Ass'mts       |                 |                  |
| <b>ANNUAL BUDGET COSTS</b>                  |                  |                 |                  |                 |                  |
| A. Ambassador / Security Services           | \$118,763        | \$17,099        | \$37,809         | \$11,085        | \$184,756        |
| B. Landscaping, Sanitation & Beautification | \$107,154        | \$15,429        | \$34,113         | \$10,002        | \$166,698        |
| C. Marketing & Promotions                   | \$101,029        | \$0             | \$32,163         | \$8,502         | \$141,694        |
| D. Public Plaza or Farmer's Market          | \$1,632          | \$0             | \$0              | \$104           | \$1,736          |
| E. New Business Attraction                  | \$1,238          | \$0             | \$394            | \$104           | \$1,736          |
| F. Policy Dev., Management & Administration | \$93,760         | \$13,500        | \$29,849         | \$8,752         | \$145,861        |
| G. Office, Insurance, Accounting & Other    | \$40,458         | \$5,825         | \$12,880         | \$3,776         | \$62,939         |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$464,034</b> | <b>\$51,853</b> | <b>\$147,208</b> | <b>\$42,325</b> | <b>\$705,420</b> |
| Sub Total                                   |                  | \$663,095       |                  |                 |                  |
| <b>GRAND TOTAL PBID BUDGET</b>              |                  |                 | <b>\$705,420</b> |                 |                  |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 5

| Item  | 2023       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$124,701  | \$17,954   | \$39,699   | \$11,640    | \$193,994 |
| B. Landscaping, Sanitation & Beautification | \$112,512  | \$16,200   | \$35,819   | \$10,502    | \$175,033 |
| C. Marketing & Promotions                   | \$106,080  | \$0        | \$33,771   | \$8,927     | \$148,778 |
| D. Public Plaza or Farmer's Market          | \$1,714    | \$0        | \$0        | \$109       | \$1,823   |
| E. New Business Attraction                  | \$1,300    | \$0        | \$414      | \$109       | \$1,823   |
| F. Policy Dev., Management & Administration | \$98,448   | \$14,175   | \$31,342   | \$9,189     | \$153,154 |
| G. Office, Insurance, Accounting & Other    | \$42,481   | \$6,116    | \$13,524   | \$3,965     | \$66,086  |
| TOTAL BUDGET BY ZONE                        | \$487,236  | \$54,445   | \$154,569  | \$44,441    | \$740,691 |
| Sub Total                                   |            | \$696,250  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$740,691  |             |           |

Year 6

| Item  | 2024       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$130,936  | \$18,852   | \$41,684   | \$12,222    | \$203,694 |
| B. Landscaping, Sanitation & Beautification | \$118,138  | \$17,010   | \$37,610   | \$11,027    | \$183,785 |
| C. Marketing & Promotions                   | \$111,384  | \$0        | \$35,460   | \$9,373     | \$156,217 |
| D. Public Plaza or Farmer's Market          | \$1,800    | \$0        | \$0        | \$115       | \$1,915   |
| E. New Business Attraction                  | \$1,365    | \$0        | \$435      | \$115       | \$1,915   |
| F. Policy Dev., Management & Administration | \$103,371  | \$14,884   | \$32,909   | \$9,649     | \$160,813 |
| G. Office, Insurance, Accounting & Other    | \$44,605   | \$6,422    | \$14,200   | \$4,163     | \$69,390  |
| TOTAL BUDGET BY ZONE                        | \$511,599  | \$57,168   | \$162,298  | \$46,664    | \$777,729 |
| Sub Total                                   |            | \$731,065  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$777,729  |             |           |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 7

| Item  | 2025       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$137,483  | \$19,795   | \$43,769   | \$12,833    | \$213,880 |
| B. Landscaping, Sanitation & Beautification | \$124,045  | \$17,861   | \$39,490   | \$11,578    | \$192,974 |
| C. Marketing & Promotions                   | \$116,953  | \$0        | \$37,233   | \$9,842     | \$164,028 |
| D. Public Plaza or Farmer's Market          | \$1,890    | \$0        | \$0        | \$121       | \$2,011   |
| E. New Business Attraction                  | \$1,433    | \$0        | \$456      | \$121       | \$2,010   |
| F. Policy Dev., Management & Administration | \$108,539  | \$15,628   | \$34,554   | \$10,131    | \$168,852 |
| G. Office, Insurance, Accounting & Other    | \$46,835   | \$6,743    | \$14,910   | \$4,372     | \$72,860  |
| TOTAL BUDGET BY ZONE                        | \$537,178  | \$60,027   | \$170,412  | \$48,998    | \$816,615 |
| Sub Total                                   |            | \$767,617  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$816,615  |             |           |

Year 8

| Item  | 2026       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$144,357  | \$20,784   | \$45,957   | \$13,474    | \$224,572 |
| B. Landscaping, Sanitation & Beautification | \$130,247  | \$18,754   | \$41,465   | \$12,157    | \$202,623 |
| C. Marketing & Promotions                   | \$122,801  | \$0        | \$39,094   | \$10,334    | \$172,229 |
| D. Public Plaza or Farmer's Market          | \$1,984    | \$0        | \$0        | \$127       | \$2,111   |
| E. New Business Attraction                  | \$1,505    | \$0        | \$479      | \$127       | \$2,111   |
| F. Policy Dev., Management & Administration | \$113,966  | \$16,410   | \$36,282   | \$10,638    | \$177,296 |
| G. Office, Insurance, Accounting & Other    | \$49,177   | \$7,080    | \$15,656   | \$4,590     | \$76,503  |
| TOTAL BUDGET BY ZONE                        | \$564,037  | \$63,028   | \$178,933  | \$51,447    | \$857,445 |
| Sub Total                                   |            | \$805,998  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$857,445  |             |           |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 9

| Item  | 2027       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$151,575  | \$21,823   | \$48,255   | \$14,148    | \$235,801 |
| B. Landscaping, Sanitation & Beautification | \$136,759  | \$19,692   | \$43,538   | \$12,765    | \$212,754 |
| C. Marketing & Promotions                   | \$128,941  | \$0        | \$41,049   | \$10,850    | \$180,840 |
| D. Public Plaza or Farmer's Market          | \$2,083    | \$0        | \$0        | \$133       | \$2,216   |
| E. New Business Attraction                  | \$1,580    | \$0        | \$503      | \$133       | \$2,216   |
| F. Policy Dev., Management & Administration | \$119,664  | \$17,230   | \$38,096   | \$11,170    | \$186,160 |
| G. Office, Insurance, Accounting & Other    | \$51,636   | \$7,434    | \$16,438   | \$4,820     | \$80,328  |
| TOTAL BUDGET BY ZONE                        | \$592,238  | \$66,179   | \$187,879  | \$54,019    | \$900,315 |
| Sub Total                                   |            | \$846,296  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$900,315  |             |           |

Year 10

| Item  | 2028       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$159,154  | \$22,915   | \$50,668   | \$14,855    | \$247,592 |
| B. Landscaping, Sanitation & Beautification | \$143,597  | \$20,676   | \$45,715   | \$13,404    | \$223,392 |
| C. Marketing & Promotions                   | \$135,388  | \$0        | \$43,102   | \$11,393    | \$189,883 |
| D. Public Plaza or Farmer's Market          | \$2,187    | \$0        | \$0        | \$140       | \$2,327   |
| E. New Business Attraction                  | \$1,659    | \$0        | \$528      | \$140       | \$2,327   |
| F. Policy Dev., Management & Administration | \$125,648  | \$18,092   | \$40,001   | \$11,728    | \$195,469 |
| G. Office, Insurance, Accounting & Other    | \$54,217   | \$7,806    | \$17,260   | \$5,061     | \$84,344  |
| TOTAL BUDGET BY ZONE                        | \$621,850  | \$69,489   | \$197,274  | \$56,721    | \$945,334 |
| Sub Total                                   |            | \$888,613  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$945,334  |             |           |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

10 Years

| Item  | Totals             |                  |                    |                  |                    |
|---|--------------------|------------------|--------------------|------------------|--------------------|
|   | Zone 1             | Zone 2           | Zone 3             | Non Ass'mt*      | Totals             |
|   | SP Ass'mts         | SP Ass'mts       | SP Ass'mts         |                  |                    |
| <b>ANNUAL BUDGET COSTS</b>                  |                    |                  |                    |                  |                    |
| A. Ambassador / Security Services           | \$1,290,389        | \$185,788        | \$410,804          | \$120,446        | \$2,007,427        |
| B. Landscaping, Sanitation & Beautification | \$1,164,261        | \$167,638        | \$370,650          | \$108,673        | \$1,811,222        |
| C. Marketing & Promotions                   | \$1,097,701        | \$0              | \$349,461          | \$92,372         | \$1,539,534        |
| D. Public Plaza or Farmer's Market          | \$17,735           | \$0              | \$0                | \$1,132          | \$18,867           |
| E. New Business Attraction                  | \$13,452           | \$0              | \$4,283            | \$1,132          | \$18,867           |
| F. Policy Dev., Management & Administration | \$1,018,728        | \$146,683        | \$324,319          | \$95,089         | \$1,584,819        |
| G. Office, Insurance, Accounting & Other    | \$439,585          | \$63,291         | \$139,944          | \$41,031         | \$683,851          |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$5,041,851</b> | <b>\$563,400</b> | <b>\$1,599,461</b> | <b>\$459,875</b> | <b>\$7,664,587</b> |
| Sub Total                                   |                    | \$7,204,712      |                    |                  |                    |
| <b>GRAND TOTAL PBID BUDGET</b>              |                    |                  | <b>\$7,664,587</b> |                  |                    |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompleting projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

#### **IV. PROPOSED MANAGEMENT DISTRICT ASSESSMENT FORMULA**

Revenues to fund District Service Plan costs will be generated by an annual special assessment against each specially benefitting parcel in the District; and, an annual non-special assessment contribution to cover the costs associated with any general benefit from services. The amount of the special assessment against each assessed parcel reflects the relative special benefit that parcel will derive from District services.

Three (3) levels of benefit will be provided within the District as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers' market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 1 will be \$0.01592 per square foot of lot size; \$0.2076 per square foot of improvement size; and, \$9.7931 per linear foot of street frontage that is directly across from other frontage included within the District.
- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not benefit these Zone 2 parcels,

which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 2 will be \$0.0122 per square foot of lot size; \$0.0584 per square foot of improvement size; and, \$5.7649 per linear foot of street frontage that is directly across from other frontage included within the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 3 will be \$0.01762 per square foot of lot size; \$0.2391 per square foot of improvement size; and, \$10.1772 per linear foot of street frontage that is directly across from other frontage included within the District.

Assessment rates may be adjusted annually by the Owner's Association according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year. Any such CPU adjustment shall be submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Streets and Highways Code Section 36650.

The Los Angeles City Clerk's Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

These assessment rates were designed so that one-third (33.33%) of the total assessment will be based on lot size, one-third (33.33%) will be based on improvement size, and one-third (33.33%) based on street frontage. These three factors, taken together, better reflect the special benefits derived by different types of land uses and parcels than would any single factor. Refer to the Engineer's Report for the District, which is incorporated

herein by reference, and included in Appendix 2 of this document, for greater elaboration regarding the District assessment formula.

Relative to District services provided in Zone 2, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit public schools parcels. Public schools, by their nature, do not specially benefit from these services as do other uses. Therefore, parcels zoned "PF" and used as public schools by the Los Angeles Unified School District (LAUSD) require special analysis in order to avoid overstating the special benefits they receive and will not be assessed for these services from which they do not specially benefit. Moreover, services to these "PF" zoned parcels will only be provided along the linear street frontage of Melrose Avenue or Fairfax Avenue or other streets located in the District only for the length of street frontage that is directly across from other street frontage that is in the District. LAUSD parcels will specially benefit from the direct delivery of Ambassador / Security; and Landscaping, Sanitation, and Beautification; Policy Development, Management, and Administration; and, Office, Insurance, Accounting, and Other services along Melrose Avenue or Fairfax Avenue, or other street frontage that is directly across from street frontage that is in the District. The adjusted assessment also recognizes that school parcels by their nature are disproportionately large as compared to other parcels located within the District.

Relative to District services provided in Zone 3, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit those parcels. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3, and will not therefore specially benefit Zone 3 parcels.

A list of the parcels to be included in the District is provided in Appendix 1 of this document. The Engineer's Report provides a full database including the proposed 2019 assessments for each parcel included within the District.

For a more complete description of the methodology used to determine these rates, refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document.

During the ten-year effective term of the District, it is likely that some of the improvements on some parcels within the District will change, will be developed with additional commercial improvements, or will see the demolition of existing improvements. The assessment against each parcel for any year will be based on the improvements actually present on the parcel at the beginning of that year. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in the Engineer's Report (see Step 5 on Page ER-13). Pursuant to Government Code

Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula itself is changed.

## **V. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE**

The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose business improvement district is being formed to provide enhanced or otherwise unavailable improvements and activities for each individual assessed parcel located within the boundaries of the District.

## **VI. PUBLICLY OWNED PARCELS**

The State Law requires that all publicly owned parcels within the District be assessed as any other similarly situated private parcel unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2014 are shown below:

### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$6,282.66         | 1.10%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$38,510.33        | 6.72%         |
|   |              | Total LAUSD               |       | \$44,792.99        | 7.82%         |

See the Engineer’s Report for additional information about the publically owned parcels.

## **VII. PROPOSED IMPLEMENTATION TIMETABLE**

The following timetable is proposed for the Melrose business improvement district formation:

| <b><u>DATE</u></b> | <b><u>ACTIVITY</u></b>  |
|--------------------|---|
| October 2017       | 1 <sup>st</sup> draft Management District Plan / Engineer's Report.   |
| October 2017       | Approval of Management District Plan / Engineer's Report by City Clerk's Office.  |
| January 2017       | Petitions circulated to all property owners.  |
| March 2018         | Signed petitions submitted to City Clerk's Office & City Council.   |
| April 2018         | City Council adoption of Ordinance of Intention to Form BID.  |
| May 2018           | Proposition 218 ballot election.  |
| June 2018          | Final City Council hearing and ballot counting.   |
| August 2018        | Melrose BID assessments filed with L. A. County.  |
| October 2018       | Approval of new City Contract for BID administration. City Clerk initiates PBID assessment collection process for initial year. |
| January 2019       | Melrose BID begins operations.  |

As provided by State Law, the new Melrose business improvement district will have a set term. The District's term will be January 1, 2019 through December 31, 2028. At the end of that period, the District may be renewed as permitted by State Law, the costs of which would be an approved use of District funds. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to property owners as required by State Law following the removal of all District improvements and property from the public right of way as described Service Plan Budget section of this Management District Plan.

## **VIII. DISTRICT GOVERNANCE**

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

### **A. Owner's Association**

The City will enter into a contract with a private, non-profit entity designated as an "owner's association" to administer and implement improvements and activities described in the Management District Plan. The owner's association may be an existing or newly formed nonprofit entity. The owner's association will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the owner's association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owner's Association will prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The Owner's Association may consider appeals of parcel assessments for appropriate adjustment.

### **B. Professional Staff**

The Board of Directors of the owner's association will employ an Executive Director whose duty it is to implement all of the improvements and activities; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

### **C. Staff Neutrality**

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may not be clearly determined by the Board. In such circumstances, staff should refer such choices to the Board of Directors for decision.

**Appendix 1:**  
**District Parcel List**

**Appendix 2:**  
**Proposition 218 Engineer's Report**



Rita Moreno <rita.moreno@lacity.org>

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## Westchester Town Center BID December 2017 Newsletter

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Fri, Feb 2, 2018 at 10:16 AM

Attached in the December Westchester BID News...



**BID Newsletter 171231.pdf**  
1385K



# News

WESTCHESTER TOWN CENTER

## WINTER

### IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at [laxspas.org](http://laxspas.org)



To contact the Office of L.A. City Councilman Mike Bonin, who represents the Westchester Town Center BID area, please call (310) 568-8772 or visit [11thdistrict.com](http://11thdistrict.com)



To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit

[westchesterstreetscape.org](http://westchesterstreetscape.org)

### YOU ARE INVITED ...

The public is invited to attend WTC BID Board meetings, which are normally held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

## 2017 In Review and A Look Ahead to BID Goals in 2018

### Focus on Public Safety, Future Planning, Expansion of the BID Area

Last year was a great one for the Westchester Town Center BID. The BID continued to be deeply involved in public safety issues, partnering with the BID's Ambassador Steve Rhodes, LAPD and homeless services organizations to make the area safer and address the homelessness issue. The BID also participated in an intensive planning process to look at future pedestrian and aesthetic improvements for the BID area, while also exploring plans to expand the BID area along Sepulveda to Howard Hughes Parkway and to the Lincoln Village Area (Manchester & Lincoln).



As we begin 2018, the BID has developed a number of goals for the new year, including:

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"We have a lot of work ahead of us, but I am confident that, working together, the BID and its members can continue to make a meaningful impact on the economic climate as well as safety, security and maintenance issues throughout the BID area," said Executive Director Don Duckworth.

## What Is the Westchester Town Center BID?

The mission of the WTC BID is to: proactively enhance the vitality of the business district, its stakeholders, and the community by providing an inviting environment; streetscape landscaping and beautification; marketing and promotions; new business attraction; and policy advocacy.

It is a property based District formed by a vote of the commercial property owners that assess themselves for its costs of operation. Some 129 properties are included, and it is one of about 45 other business improvement districts in the City of Los Angeles. The WTC BID is managed by a non-profit corporation pursuant to its adopted Management District Plan and contract with the City. Its Board of Directors meets monthly and invites stakeholder participation.

## Westchester Town Center BID Board of Directors

**Karen Dial**  
Drollinger Properties  
President

**John Ruhlen**  
Ruhlen & Associates  
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**Jack Davis**  
Coldwell Banker  
Residential Brokerage

**Heather Lemmon**  
Westbluff Realty  
and Property Management

**Christopher H. Locke**  
HFH Ltd.

**Lara Saab**  
CBRE, Inc.

**Donald R. Duckworth**  
Executive Director

## Feasibility Matrix | Long Term Improvements

### 5 Median Landscape and Lighting Enhancements

New multi-palms with uplit or collar lights and colorful ground cover to create dramatic, impactful landscape hierarchy

Cost: \$\$\$

Timeline: 1-2 years

Agency: Department of Public Works, Bureau of Engineering, Bureau of Street Services

Permit: B-Permit

### 7 People Plaza

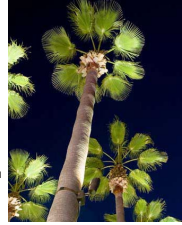
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Timeline: 1-2 years

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Welcoming, cohesive lighting along corridor

Cost: \$\$\$\$

Timeline: 6-12 months

Agency: Bureau of Street Lighting and Bureau of Street Services

Permit: N/A - City approval required



### 8 87th Street Public Parklets

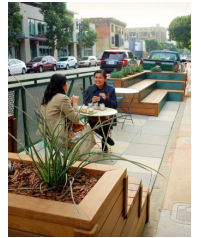
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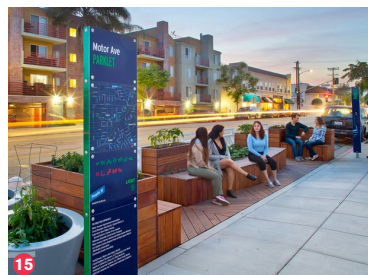
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With all of that feedback in hand, the firm

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Among the near-term improvements Studio One Eleven suggested were an effort to enhance sidewalk dining, installation of mobile pots and planters, implementation of temporary/pilot wayfinding signage, and a utility box art program. These efforts, the firm said, could be implemented within the next six months at only a minor expense.

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"The vision is an exciting one," said BID Executive Director Don Duckworth. "The future of the BID area is bright, and we look forward to working with everyone to make these kinds of improvements a reality."



Rita Moreno <rita.moreno@lacity.org>

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## Westchester Town Center BID News

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Fri, Feb 2, 2018 at 10:20 AM

Read about the Westchester Town Center BID's goals for 2018 and aesthetic & pedestrian improvements planned for Sepulveda. Please see the attached...



**BID Newsletter 171231.pdf**  
1385K



# News

WESTCHESTER TOWN CENTER

## WINTER

### IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at [laxspas.org](http://laxspas.org)



To contact the Office of L.A. City Councilman Mike Bonin, who represents the Westchester Town Center BID area, please call (310) 568-8772 or visit [11thdistrict.com](http://11thdistrict.com)



To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit

[westchesterstreetscape.org](http://westchesterstreetscape.org)

### YOU ARE INVITED ...

The public is invited to attend WTC BID Board meetings, which are normally held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

## 2017 In Review and A Look Ahead to BID Goals in 2018

### Focus on Public Safety, Future Planning, Expansion of the BID Area

Last year was a great one for the Westchester Town Center BID. The BID continued to be deeply involved in public safety issues, partnering with the BID's Ambassador Steve Rhodes, LAPD and homeless services organizations to make the area safer and address the homelessness issue. The BID also participated in an intensive planning process to look at future pedestrian and aesthetic improvements for the BID area, while also exploring plans to expand the BID area along Sepulveda to Howard Hughes Parkway and to the Lincoln Village Area (Manchester & Lincoln).



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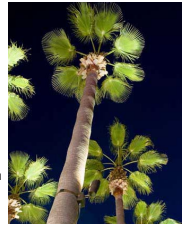
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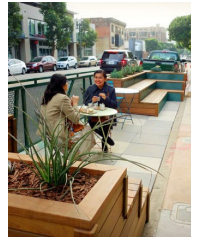
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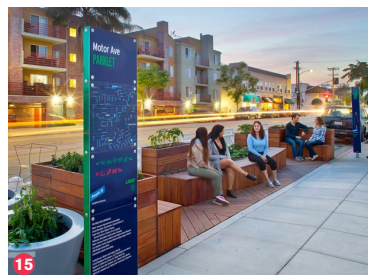
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Rita Moreno <rita.moreno@lacity.org>

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## Melrose BID Board Meeting - Friday February 9, 2018

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Wed, Feb 7, 2018 at 9:02 AM

Please see the attached Agenda. As always, let me know of any questions. Thank you.



**MBIA BD MTNG AGENDA 180209.pdf**  
123K

# **MELROSE BUSINESS IMPROVEMENT ASSOCIATION BOARD OF DIRECTORS MEETING**

## **REGULAR MEETING AGENDA**

**Friday, February 9, 2018**  
**Meeting Location: Hope Lutheran Church**  
**6720 Melrose Avenue**  
**Los Angeles, CA 90038**

*(Note: In compliance with the Americans with Disabilities Act and its implementing regulations, the MBIA / Melrose BID will provide reasonable accommodations upon request, which must be received 72 hours in advance of the desired meeting date. To request such an accommodation, please contact the Melrose BID Executive Director at 323-525-0840 or at [Duckworth.Donald@gmail.com](mailto:Duckworth.Donald@gmail.com).)*

1. CALL TO ORDER – Denis Weintraub, President 10:00 AM
2. PUBLIC COMMENTS

This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.

3. APPROVAL OF MINUTES – September 8, 2017; September 19, 2017; & October 10, 2017
4. FINANCIAL REPORT – Thru December 31, 2017

### **5. BUSINESS ITEMS**

A. Streetscape Improvements Activities Report - Discussion & Actions  
- Report from Gilbert Perez, Clean Streets Supervisor

B. Security / Ambassador Activities Report - Discussion & Actions  
- Report from the field – Riley Sherwood, Melrose BID Security Ambassador  
- Review of Activities Log

C. Discussion re BID Renewal Brochure for Petition Drive

D. Discussion re Richard Jebejian Letter of February 4, 2018.

E. Report from Marketing & Promotions Director  
- Merchant Mixer – January 25 @ 6:30 PM  
- Marijuana No Smoking Signage – Stakeholders Request  
- Farmers' Market Sponsorship Solicitation  
- Tourist Map Re-Design

6. REPORT FROM EXECUTIVE DIRECTOR

- Status Report re Melrose Elementary School Parking Lease
- Other

7. BOARD MEMBER COMMENTS

- Report from Deny & Sylvia Weintraub re On-Street Parking Meeting @ CD5

8. NEXT MEETING

- Regular Meeting for Melrose BID: Friday, March 9, 2017 @ 10 AM

9. ADJOURNMENT

12:00 PM



Rita Moreno <rita.moreno@lacity.org>

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## 4th Qtr 2017 Newsletter

3 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Wed, Feb 7, 2018 at 1:13 AM

Please consider the attached document, which has been distributed to all Melrose BID property owners and others, as our 4th Quarter 2017 "newsletter."

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 **Brochure Melrose BID Renewal Brochure 180130.pdf**  
3194K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Mon, Feb 12, 2018 at 6:12 PM

Thanks Don. I think I only have the 1st Quarter Report and Newsletter, and now the 4th Quarter Newsletter. Can you send me the 2nd, 3rd and 4th quarter reports, and the 2nd and 3rd quarter newsletters?

Thanks.

On Wed, Feb 7, 2018 at 1:13 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Please consider the attached document, which has been distributed to all Melrose BID property owners and others, as our 4th Quarter 2017 "newsletter."

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Mon, Feb 12, 2018 at 7:23 PM

Yes. I'll try to get them to you this week. Thank you.

[Quoted text hidden]





# A BID for Renewal

Melrose Avenue Business Improvement District  
2019-2029 Proposal





January 30, 2018

**Melrose BID  
Board of Directors:**

Fellow Melrose Property Owner:

**Deny Weintraub  
President**

We are writing to introduce our proposal for renewing the Melrose Business Improvement District that is presented in this booklet. It was developed based upon the tremendous success we have achieved with Melrose BID operations in its first five (5) year term. As we look around our street much has been done to revitalize our business interests. The street is full of customers! Just look around!

**Silvia Weintraub  
Corporate Secretary**

**Julian Chicha  
Treasurer**

**Pierson Blaetz  
Greenway Arts Alliance/  
Melrose Trading Post**

At the same time, many improvements have not yet been completed. And many more improvements still need to be initiated. Consequently this letter and our renewal proposal: we need the Melrose BID to be renewed beginning January 1, 2019! As reflected in this booklet, City Councilmember Paul Koretz and LAPD Wilshire Division Commanding Officer Anthony Oddo agree and join us in urging BID renewal.

**Isack Fadlon  
Sportie LA**

**Daniel Farasat  
Tiger West Capital**

**Fred Rosenthal  
Ametron Audio/Visual**

The Melrose BID is successful because it can accomplish things that individual property owners acting on their own cannot. Look at the list included in this booklet: "Top 12 Things the Melrose BID Can Accomplish..." at page 3.

**Donald R. Duckworth  
Executive Director**

The proposed BID budget for 2019 is shown at page 4. By overwhelming demand of business and property owners, it has been expanded to provide 7-day Security Ambassador coverage instead of the 5-day coverage currently provided. Customers demand that Melrose be perceived as being safe and this adjustment will help accommodate that need as well as providing homeless services coordination every day of the week. Statistics for the Security Ambassador's first 18 months of operations are shown at page 5.

**1934 Wilson Avenue,  
Arcadia, CA 91006  
323.525.0840**

Melrose is also clean and attractive. Over 7 tons of trash and debris is taken to the landfill every month in 2017 by Melrose BID's vendor Clean Street as shown on page 5. All of this waste would be left on our streets and sidewalks if not for the BID, which would drive customers to more attractive competing shopping districts.

**www.melroseavela.com  
FB: Melrose Ave L.A.  
Tw: @melroseavela  
Inst: @melroseavela**

## Introduction to Melrose BID Renewal

Page 2

January 30, 2018

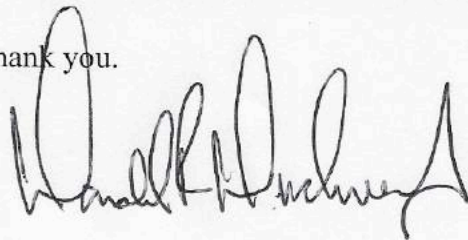
Melrose BID conducts an active social media and website program to attract customers: 8,105 Facebook "likes;" 8,266 Instagram "followers;" and, 33,000 Twitter "followers." By design, our professional staff have focused these digital resources upon the essential demographics of Melrose BID customers. We believe that this explains the observed increase in customer foot traffic on Melrose today.

The Melrose BID was successful in obtaining an MTA grant of almost \$4 Million to install pedestrian oriented improvements to attract customers. The funding should begin to flow in 2019 and increase in succeeding years. The Melrose BID's financial and maintenance commitments are required to secure this grant. The BID's expertise and advocacy will be required to ensure that these funds are spent in a manner that most benefits our business and property owners. A very desirable outcome would be that these funds might help attract other grant funds, such as Mobility 2035 or Vision Zero funds.

More detailed lists of specific Melrose BID Accomplishments for 2015, 2016, and 2017 are included in the booklet. Also included is a detailed Property Information and Assessment database.

Our Melrose Business Improvement District Board members and Executive Director look forward to speaking with each of you personally in the coming months about this information. Your Petition and vote is needed to renew the Melrose BID as lock-in the revitalization benefits that have been realized to date. Let our Executive Director Donald Duckworth know as we may assist in any way at [duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com).

Thank you.

A handwritten signature in black ink, appearing to read "Donald Duckworth". The signature is fluid and cursive, with a large initial "D" and "D".

Committees:

Chair

Personnel & Animal Welfare

Vice Chair

Energy, Climate Change &  
Environmental Justice  
Ad Hoc Committee on Police  
Reform

Member

Budget and Finance  
Transportation

Website: <http://cd5.lacity.org>

Email: [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)



**PAUL KORETZ**  
Councilmember, Fifth District

**City Hall Office:**  
200 N. Spring Street  
Room 440  
Los Angeles, CA 90012  
(213) 473-7005  
(213) 978-2250 Fax

**Valley Office:**  
15760 Ventura Blvd.  
Suite 600  
Encino, CA 91436  
(818) 971-3088  
(818) 788-9210 Fax

**West L.A. Office:**  
6380 Wilshire Blvd.  
Suite 800  
Los Angeles, CA 90048  
(323) 866-1828  
(323) 852-1129 Fax

January 29, 2018

Dear Melrose Avenue Property Owner:

Over the past four (4) years, we have been very fortunate to have the Melrose Business Improvement District ("Melrose BID") performing services along Melrose Avenue for the benefit of the commercial properties located within its boundaries. These services have attracted customers to the area and have helped to revitalize its businesses. We have learned that by working together, tremendous positive results can be achieved. There is, however, still much more to be done. That is the reason I'm writing to support the renewal of the Melrose BID and urge you to do so as well.

The Melrose BID performs services over and above those that the City provides. These services include: Security Ambassador Services, daily street-level homeless services coordination, sidewalk litter control and trash collection, weekly street sweeping, graffiti and sticker removal, social media, marketing and promotions, parking management, and advocacy of local property owner interests before the City Council.

The Melrose BID Board has a number of exciting new plans for the future as well. Among these are the implementation of a \$4 Million MTA Grant for Melrose Avenue improvements and, possibly, creation of a Farmers' Market. My office, Council District 5, will be an active supporter of such efforts to improve our community. District renewal is a prerequisite for those plans to become a reality. The most important next step you can take right now to enhance business and property values on Melrose Avenue is to sign a petition and vote to renew the Melrose BID.

Sincerely,

**PAUL KORETZ**  
Councilmember, 5<sup>th</sup> District

# LOS ANGELES POLICE DEPARTMENT

**CHARLIE BECK**  
Chief of Police



**ERIC GARCETTI**  
Mayor

P. O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (213) 486-0150  
TDD: (877) 275-5273  
Ref #: 6.4

January 31, 2018

Dear Melrose Avenue Property Owner:

The purpose of this letter is to ask for your support in the renewal of the Melrose Business Improvement District (Melrose BID).

The Los Angeles Police Department (LAPD), Wilshire Area has been very fortunate to have the Melrose BID and its Security Ambassador Program as a partner to improve the quality of life along Melrose Avenue between Fairfax and Highland.

The Melrose BID performs invaluable services that augment our police patrols. Their Security Ambassador bicycle and foot patrols focus on quality of life issues, such as street-level homeless services coordination, and business-to-business communication through the Facebook Melrose Businesses Group. The Security Ambassador provides an important street presence, which is beneficial to business stakeholders and the LAPD.

In my opinion, the above Melrose BID services have enhanced the safety enjoyed by the commercial properties located within its boundaries. Working together we have achieved positive results. The work, however goes on.

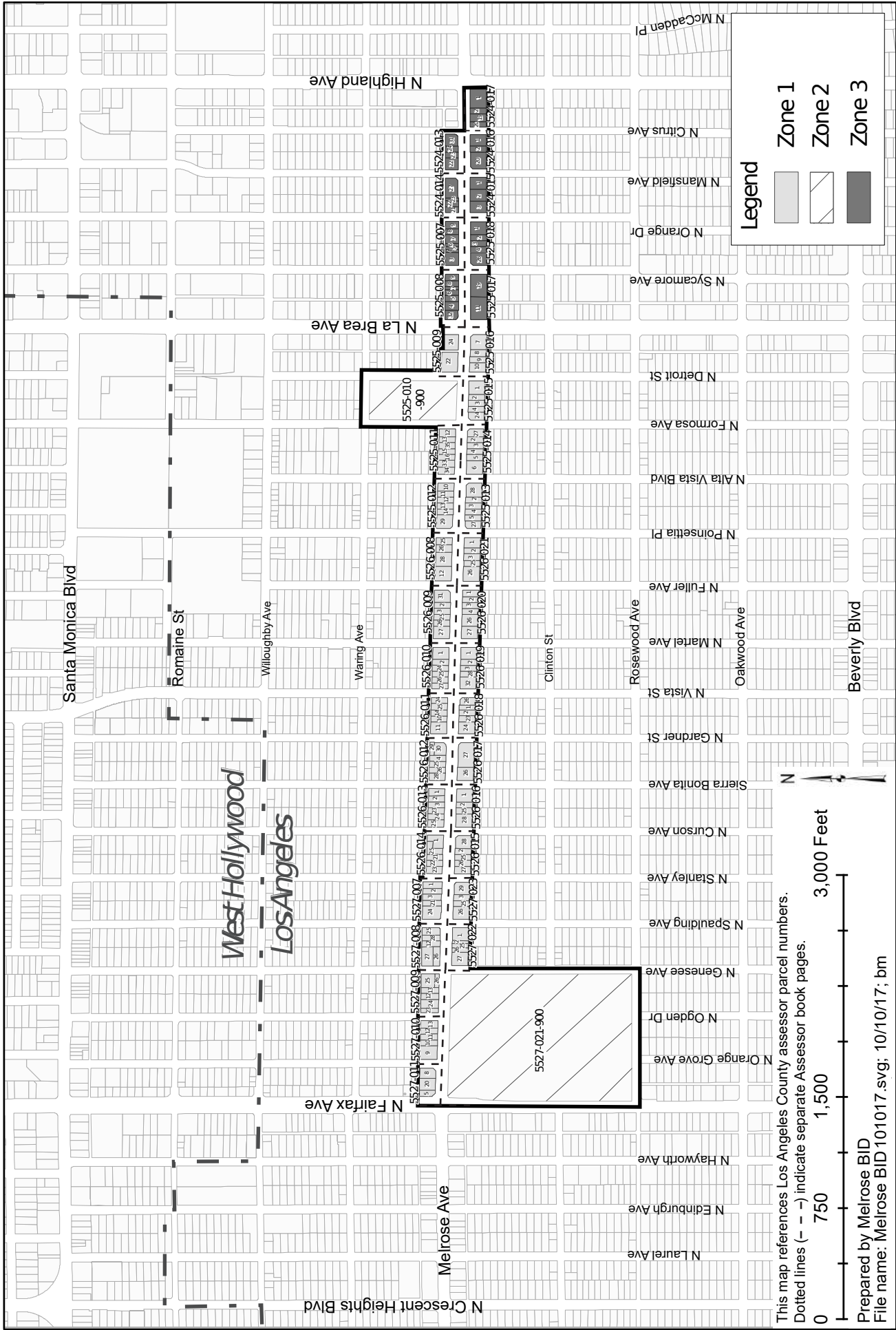
The Melrose BID is an important partner to the LAPD and I support the renewal of the Melrose BID. Melrose Avenue commercial property owners should sign a petition and vote to renew the BID so our partnership continues.

Very truly yours,

A handwritten signature in blue ink, appearing to read "A. Oddo".

ANTHONY ODDO, Captain  
Commanding Officer  
Wilshire Area

# Melrose BID Area



# THE TOP 12 THINGS

The Melrose BID Can Accomplish That Individual Property Owners Acting On Their Own Cannot



## BID INFO

### Board of Directors:

Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
 Julian Chicha, Treasurer  
 Pierson Blaetz, Greenway Arts Alliance  
 Isack Fadlon, Board Member  
 Daniel Farasat, Board Member  
 Fred Rosenthal, Board Member

### Staff:

Donald Duckworth, Executive Director  
 Kim Sudhalter, Marketing  
 CleanStreet, Streetscape Clean-Up

### Meetings:

**BID Board Meetings:**  
 10am on the 2nd Friday of the month. Hope Lutheran Church, 6720 Melrose

### Resources:

**BID Office:** 323.525.0840  
**BID Email:** duckworth.donald@gmail.com  
**LAPD:** SLO Inga Wecker (213) 793-0708, 37580@lapd.lacity.org  
**BID Security Ambassador:** Riley Sherwood, 818.405.2615, MelroseBID-Ambassador@gmail.com

1. Negotiate/advocate based upon the representation of all—an association representing the business interests of an entire community has a more persuasive voice!
2. Leverage BID assessment funds to capture much larger **grants and outside funding**.
  - On-street parking restoration: **\$1 to \$2 million value**
  - Award of MTA pedestrian enhancements grant: **\$4 million value**
  - Capture of City "general benefit" funds: **\$31,000 per year**
  - Capture of DWP grant funds: \$5,000 per year (est)
3. Operate a street-long, financially sustainable **valet parking program that removes City imposed barriers** to enhanced development on Melrose.
4. Coordinate/manage City capital improvements to benefit Melrose business needs.
  - Mobility Plan 2035
  - Lobby for drainage improvement funding
  - Lobby for **alley repair funding**



BID security ambassador Riley Sherwood & LAPD

*"LAPD Wilshire Division and the Melrose BID are in partnership working to provide the best in police services for the Melrose business district."*

*~ Captain Rolando Solano, LAPD*

5. Bring commercial property owners and business neighbors together to work toward common goals; organizing business interests to achieve common interests. If the residential neighborhoods do it, shouldn't business?
6. **Perform regular, effective streetscape maintenance.**
7. Perform effective branding and marketing of the area as a whole.
  - Utilize platforms such as the Melrose BID website and social media to create a larger presence for the area than any individual business can do on its own.
8. Extend business interests to the public rights of way; plan and **install alley and pedestrian lighting** for safety and customer comfort.
9. **Provide for reduced cost sidewalk repairs** that the City will be mandating at savings for individual property owner.
10. Promote on-going working relationship with LAPD.
11. Provide **homeless services coordination and issue management.**
12. **Provide for specialized security/ambassador services** for the area, working hand-in-hand with the LAPD.



**MELROSE PBID  
MULTI-YEAR BUDGET / SERVICE PLAN  
2019**

| <b>ANNUAL BUDGET COSTS</b>                  | <b>Zone 1<br/>SP Ass'mts</b> | <b>Zone 2<br/>SP Ass'mts</b> | <b>Zone 3<br/>SP Ass'mts</b> | <b>Non Ass'mt*</b> | <b>Totals</b>    |
|---|------------------------------|------------------------------|------------------------------|--------------------|------------------|
| A. Ambassador / Security Services           | \$102,592                    | \$14,771                     | \$32,661                     | \$9,576            | \$159,600        |
| B. Landscaping, Sanitation & Beautification | \$92,564                     | \$13,328                     | \$29,468                     | \$8,640            | \$144,000        |
| C. Marketing & Promotions                   | \$87,272                     | \$0                          | \$27,784                     | \$7,344            | \$122,400        |
| D. Public Plaza or Farmer's Market          | \$1,410                      | \$0                          | \$0                          | \$90               | \$1,500          |
| E. New Business Attraction                  | \$1,070                      | \$0                          | \$340                        | \$90               | \$1,500          |
| F. Policy Dev. Mgmt. & Administration       | \$80,994                     | \$11,662                     | \$25,785                     | \$7,560            | \$126,001        |
| G. Office, Insurance, Accounting & Other    | \$34,949                     | \$5,032                      | \$11,126                     | \$3,262            | \$54,369         |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$400,851</b>             | <b>\$44,793</b>              | <b>\$127,164</b>             | <b>\$36,562</b>    | <b>\$609,370</b> |
| <b>Sub-Total</b>                            |                              | <b>\$572,808</b>             |                              |                    |                  |
| <b>GRAND TOTAL PBID BUDGET</b>              |                              |                              | <b>\$609,370</b>             |                    |                  |



## CLEAN STREET STATISTICS



| SERVICES       | 2014  | 2015  | 2016  | 2017  |
|----------------|-------|-------|-------|-------|
| BULKY ITEMS    | 1729  | 1836  | 1525  | 1502  |
| STICKERS       | 2230  | 2191  | 1310  | 1141  |
| TRASH CAN TONS | 55.59 | 61.44 | 78.21 | 73.76 |
| SWEEPING TONS  | 18.91 | 21.16 | 13.67 | 14.64 |
| TOTAL TONS     | 74.50 | 82.60 | 91.88 | 88.40 |



## SECURITY AMBASSADOR STATS

| BIZ INITIATED | + | OFFICER INITIATED | } TOTAL INCIDENTS |
|---------------|---|-------------------|-------------------|
| 265           |   | 766               |                   |
| TRANSIENT YES | + | TRANSIENT NO      | 1031              |
| 963           |   | 68                |                   |

**NAKED MAN**  
RUNNING AROUND  
SCREAMING

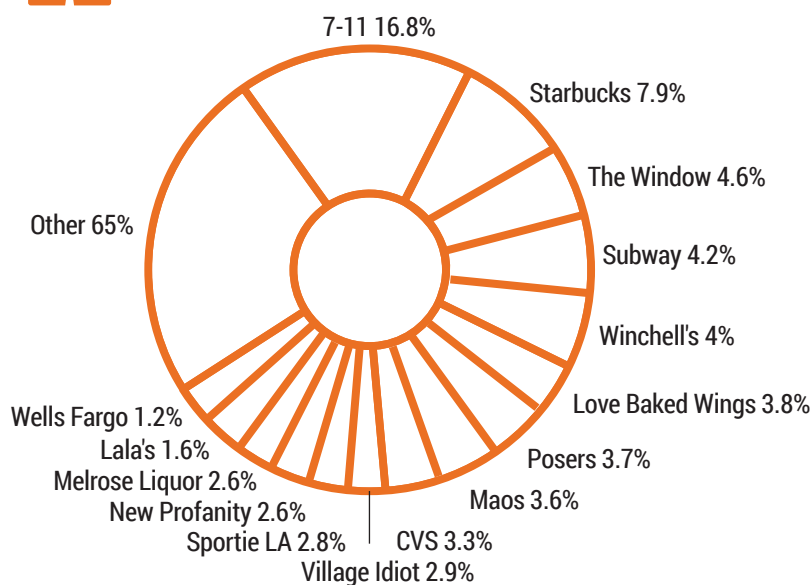
TRANSIENTS  
STARTING  
**FIRES IN THE ALLEY**

MAN GRABBED WOMAN'S PURSE  
**AND RAN DOWN THE ALLEY**  
BID SECURITY FOLLOWS &  
HELPS LAPD MAKE ARREST

**MAN ON RESTAURANT ROOFTOP**  
SCREAMING AT CUSTOMERS.  
BID SECURITY HELPS BRING  
HIM DOWN & GET HIM ARRESTED

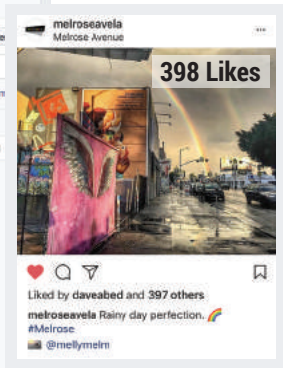


## INCIDENT LOCATIONS





HIGH RATE OF  
**ENGAGEMENT**  
ON POSTS



**TWITTER**  
@MELROSEAVELA

33,000 followers

**INSTAGRAM**  
@MELROSEAVELA

8266 followers

**FACEBOOK**  
@MELROSE AVE L.A.

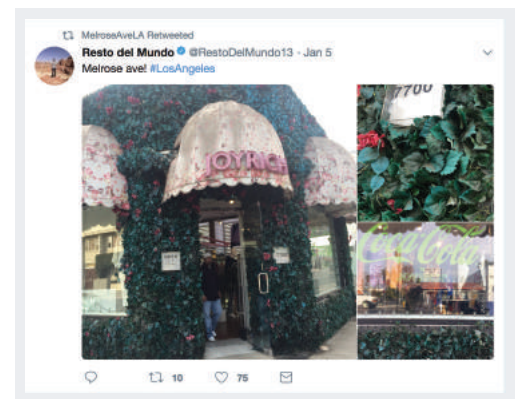
8105 likes

## SOCIAL MEDIA STATISTICS



ORIGINAL MELROSE  
**BLOG STORIES**  
WRITTEN & POSTED

**152**



## WEB STATISTICS



|                         |         |      |
|-------------------------|---------|------|
| NEW USERS 2017          | 123,820 | +89% |
| NEW USERS 2015          | 14,063  |      |
| PAGE VIEWS 2017         | 322,050 | +89% |
| PAGE VIEWS 2015         | 36,002  |      |
| MOBILE TRAFFIC 2017     | 87,944  | +93% |
| MOBILE TRAFFIC 2015     | 5,954   |      |
| BOUNCE RATE 2017        | 57%     | -19% |
| BOUNCE RATE 2015        | 68%     |      |
| AGE GROUP 18-24 2017    | 46%     | +50% |
| AGE GROUP 18-24 2015    | 23%     |      |
| FACEBOOK REFERRALS 2017 | 5666    | +85% |
| FACEBOOK REFERRALS 2015 | 842     |      |



MELROSE MERCHANT  
**POSTS RETWEETED**  
DAILY

2015 WEB TRAFFIC  
MALE/FEMALE  
**60%/40%**



2017 WEB TRAFFIC  
MALE/FEMALE  
**50%/50%**





## **MTA CALL FOR PROJECTS GRANT SUMMARY**

The Metro Call for Projects will provide funding for a wide array of pedestrian improvements along Melrose Avenue between Fairfax Avenue and Highland Avenue. The general types and amounts of improvements were specified in the application. For certain improvements, the locations were identified with a high level of specificity. Other improvements were described with less specificity, and provide the Melrose BID with more discretion regarding design and precise locations. There likely would be some limited ability to shift funding among categories. However, all of the funding is currently allocated either to specific line items, or overhead-type costs.

### **PROJECT BUDGET: \$3,556,333**

- City match: \$500,000
- Melrose BID match \$150,000

### **PROJECT ELEMENTS:**

#### **SPECIFIC IMPROVEMENTS AT SPECIFIC LOCATIONS**

1. Sidewalks: Widen sidewalks on both sides of Melrose between Orange Grove and Ogden near Fairfax High School. Approx. \$1,000,000.
2. Curb ramp upgrades with truncated domes: 82 locations: approx. \$300,000
3. Upgrade existing crosswalks to high-visibility "Continental" crosswalks with advance stop bars: approx. \$100,000

#### **SPECIFIC IMPROVEMENTS WITH SOME FLEXIBILITY RE: LOCATIONS**

4. Pedestrian-Lighting: 60 new light posts at transit stops: \$750,000
5. Street Furniture:
  - a. Benches: 20 @ \$1,500 each
  - b. Trash Cans: 30 @ \$1,200 each
  - c. Bike Racks: 40 @ \$600 each
6. Shade Trees:
  - a. New Trees: 50 24" box trees @ \$650 each.
  - b. Existing Trees: \$24,000 for canopy pruning and root pruning
  - c. Tree Removal: \$39,000 for removal of 30 trees.
7. Sidewalk Repair:

#### **LESS SPECIFIC IMPROVEMENTS WITH MORE FLEXIBILITY RE: DESIGN AND LOCATION**

8. Landscaping: 10,000 square feet of drought-tolerant landscaping in existing or new parkways: approx. \$250,000

# 2015 ACCOMPLISHMENTS

First Year Accomplishments of the Melrose BID



## BID INFO

### Board of Directors:

Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
 Julian Chicha, Treasurer  
 Pierson Blaetz, Greenway Arts Alliance  
 Isack Fadlon, Board Member  
 Daniel Farasat, Board Member  
 Fred Rosenthal, Board Member

### Staff:

Donald Duckworth, Executive Director  
 Kim Sudhalter, Marketing  
 CleanStreet, Streetscape Clean-Up

### Meetings:

**BID Board Meetings:**  
 10am on the 2nd Friday of the month. Hope Lutheran Church, 6720 Melrose

### Resources:

**BID Office:** 323.525.0840  
**BID Email:** duckworth.donald@gmail.com  
**LAPD:** SLO Inga Wecker (213) 793-0708, 37580@lapd.lacity.org  
**BID Security Ambassador:**  
 Riley Sherwood, 818.405.2615, MelroseBID-Ambassador@gmail.com

**The Melrose BID commenced operations in April, 2014. In the last year we have accomplished a great deal. Following is a list of our top achievements to date:**

- **Street Cleaning:** Initiated streetscape clean-up: street sweeping, trash collection, installed decorative receptacles, alley clean-up, sidewalk pressure washing, graffiti and sticker removal, weed abatement. We remove more than 4+ tons of trash per month (per landfill records)!
- **Sidewalk Repair:** At Highland, Martel and 7558 Melrose.
- **Newsletter:** Published Quarterly "Melrose BID Newsletter."
- **Sister Streets Program:** Established a fashion industry "Sister Streets" relationship with Harajuku shopping district in Tokyo, Japan.
- **Website/Social Media:** Developed and launched MelroseAveLA.com website and Social Media pages:
  - Facebook (MelroseAve L.A.),
  - Twitter (@MelroseAveLA) and
  - Instagram (@MelroseAveLA)
- **Advocacy:** Conducted business advocacy with governmental permit agencies for Bugatta, Tatsu Ramen, The Village Idiot, and others.
- **Trees:** Trimmed all Melrose trees.
- **Pole Banners:** Installed on-going street pole banner program featuring key Melrose attributes: Arts, Eats, Finds, Ideas, Play, and Style.
- **Parking:** Initiated multi-pronged parking enhancement efforts designed to: 1) increase on-street parking; 2) plan for valet parking pilot program per West 3rd Street; 3) enhance new lot parking; 4) test rideshare incentives; 5) develop an employee parking plan; and 6) work with neighbors.
- **Meetings:** Reached out and conducted meetings with: property owners, business owners, Neighborhood Councils, schools, MelroseAction, MelroseVillage Blog, LAPD, City Council Office and others.
- **Sidewalk Improvements:** Advocated at City Hall for a business sensitive Sidewalk Repair Program and a prohibition of sidewalk vending as unfair competition.
- **Events:** Produced special events to energize business vitality: First Thursday FameFest events, Small Business Saturday, Sidewalk Sales and holiday promotional events.
- **Homeless Issues:** Contracted with PATH to provide homeless services.
- **Fresh & Easy:** Advocated for occupancy @ 7500 Melrose with property owner and council office.
- **Art Program:** Produced utility vault art installation and a series of murals at Melrose Elementary School.
- **Grants:** The Melrose BID has applied for a multi-million \$ MTA grant for streetscape improvements. Applied for additional grants for other future improvements

# 2016 ACCOMPLISHMENTS

## Second Year Accomplishments of the Melrose BID



### BID INFO

#### Board of Directors:

Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
 Julian Chicha, Treasurer  
 Pierson Blaetz, Bd. Member  
 Isack Fadlon, Bd. Member  
 Daniel Farasat, Bd. Member  
 Fred Rosenthal, Bd. Member

#### Staff:

Donald Duckworth,  
 Executive Director  
 Kim Sudhalter, Marketing

#### Meetings:

##### BID Board Meetings:

10am on the 2nd Friday of  
 the month. Hope Lutheran  
 Church, 6720 Melrose

#### Resources:

**BID Office:** (323) 525-0840

**BID Email:** duckworth.donald@gmail.com

**LAPD:** SLO Inga Wecker  
 (213) 793-0708,  
 37580@lapd.lacity.org

#### BID Security Ambassador:

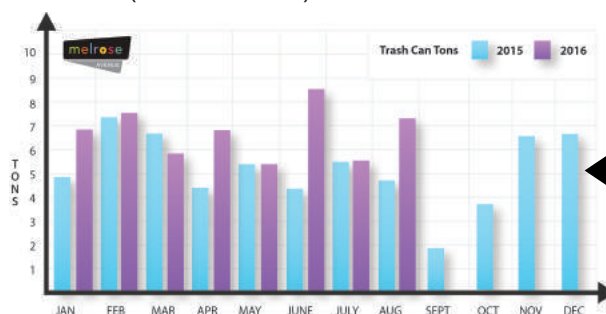
Riley Sherwood,  
 (818) 405-2615, MelroseBID-Ambassador@gmail.com

**Graffiti Removal & Sidewalk  
 Cleaning:** Contact BID

#### CM Paul Koretz:

John Darnell, Sr. Field Deputy  
 (323) 866-1828,  
 john.darnell@lacity.org

- The Melrose BID was awarded a **\$4 million MTA grant** for streetscape / pedestrian oriented improvements. The **Melrose Future Vision Project**, which will recommend specific improvements, is concluding now.
- Installed 60 decorative trash receptacles, branded with Melrose Avenue LA. logo
- Provided streetscape clean-up services: street sweeping, trash collection, alley clean-up, sidewalk pressure washing, graffiti & sticker removal, and weed abatement. **Over 7.7 tons of waste collected per month!** (See chart below)
- Initiated 40 hours / week **Security Ambassador Patrol** to assist business and property owners in managing homeless and quality of life crime control needs.
- Initiated provision of **homeless placement services** through Homeless Task Force of Venice 4 Square Church.
- Continued implementation of **parking enhancement** efforts: 1) increased on-street parking; 2) planned for Melrose Avenue universal valet parking plan similar to that on West 3rd Street.
- Melrose BID sponsored / coordinated City adoption of its **valet parking program** as an approved alternative to meeting City parking requirements for Spartina Restaurant and 7265 Melrose (new restaurant). This new tool is available to all Melrose businesses.



*"Customers have lots of choices about where to spend their money. They don't like to shop in trashy, dirty areas. That's why the BID collects over 7.7 tons of debris every month." ~ Don Duckworth*

- Actively updated MelroseAveLA.com blog stories and store listings on website to market and promote business.
- Conducted **active social media marketing** of Melrose Avenue through: Facebook (MelroseAve L.A.) 5,588 likes; Twitter (@MelroseAveLA) 33,400 followers; and Instagram (@MelroseAveLA) 8,387 followers. These are tremendous numbers!
- Secured multi-year permit for on-going street pole banner program branding Melrose Ave LA: Arts, Eats, Finds, Ideas, Play, Style.
- Reached out and conducted property owner meetings, business owner meetings, Neighborhood Council meetings, meetings with schools, MelroseAction meetings, MelroseVillage Blog meetings, LAPD meetings, City Council Office meetings, and others.
- **Business advocacy** with governmental permit agencies for Bugatta, Tatsu Ramen, The Village Idiot, 2 new restaurants and others.
- Advocated at City Hall for a business sensitive **Sidewalk Repair Program** and a prohibition of sidewalk vending as unfair competition.
- Advocated for occupancy @ 7500 Melrose ("CVS site"). Trimmed all Melrose street trees. And published Quarterly "Melrose BID Newsletter"

# 2017 ACCOMPLISHMENTS

## Third Year Accomplishments of the Melrose BID



### BID INFO

#### Board of Directors:

Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
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 Pierson Blaetz, Greenway Arts Alliance  
 Isack Fadlon, Board Member  
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 Fred Rosenthal, Board Member

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**BID Security Ambassador:** Riley Sherwood, 818.405.2615, MelroseBID-Ambassador@gmail.com

- **Future Vision Plan:** The Melrose BID developed a Strategic Action Plan entitled Melrose Future Vision for business revitalization on Melrose working closely with business stakeholders, City officials, community members, and professional revitalization consultants. The document is a step-by-step work program for economic revitalization. Some first steps have been taken; others remain for the Melrose BID renewal term.
- **Social Media:** A strategic social media plan was developed and implemented that directly targets ideal Melrose customer demographics. Since launch, 10,000 qualified followers have been garnered on Facebook and Instagram, along with 33,000 on Twitter.
- **Hollywood Specific Plan:** Specific language to facilitate real estate utilization on Melrose has been prepared and submitted for inclusion in the soon-to-be-vetted Hollywood Specific Plan Update2. This language will implement a number of aspects of the Melrose Future Vision Plan and is directed at zoning reform, reducing City process limitations that inhibit land use changes including parking, use, height, and other items. The new language would assist in installing / integrating pedestrian-oriented improvements on Melrose Ave and support grant funding for same.
- **Melrose BID Security Ambassador:** In the last year, the BID Security Ambassador has responded to and handled more than 1000 incidents ranging from trash and homeless complaints, to shoplifting and more criminal issues. Business and property owners have expressed a strong support for and on-going demand for these services. As a result the BID Board has proposed to extend the service hours so that the current 5-day coverage will be expanded to 7-day coverage.
- **LAPD Liaison & Coordination:** Melrose BID makes a significant effort to maintain on-going communications through its Sr. Lead Officer Inga Wecker and Command staff. In response to increasing disruptive behavior / petty crime during the summer months the BID increased its Security Ambassador patrols and varying its shift times. Also LAPD was requested to provide additional patrol presence, which resulted in horse-mounted patrols, and additional attention from the vice units. The BID has been informed that pending sworn officer deployment modifications may also provide additional resources to the area. It seems that LAPD's efforts have had the desired impact, although these efforts are necessarily on-going.
- **Clean:** Looking back over the last four years, we have seen some interesting patterns emerge: sticker placement and bulky item deposits have gone way down, while use of the trash cans and littering has increased.

| SERVICES       | 2014  | 2015  | 2016  | 2017  |
|----------------|-------|-------|-------|-------|
| BULKY ITEMS    | 1729  | 1836  | 1525  | 1502  |
| STICKERS       | 2230  | 2191  | 1310  | 1141  |
| TRASH CAN TONS | 55.59 | 61.44 | 78.21 | 73.76 |
| SWEEPING TONS  | 18.91 | 21.16 | 13.67 | 14.64 |
| TOTAL TONS     | 74.50 | 82.60 | 91.88 | 88.40 |

# 2017 ACCOMPLISHMENTS

Third Year Accomplishments of the Melrose BID



## BID INFO

### Board of Directors:

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 37580@lapd.lacity.org  
**BID Security Ambassador:**  
 Riley Sherwood,  
 818.405.2615, MelroseBID-Ambassador@gmail.com

Cont. from pg.1

- **Enforcement Against Illegal "Pot Shops":** Melrose is approved for only one legal "pot shop." At the time of BID initiation there were more than fifteen (15) operating within its boundaries, which saturated the area with related problems. Melrose BID has been working with the City Attorney's Office Neighborhood Prosecutor and the LAPD to close the illegal businesses. To date, about half of the offenders have been closed and the remaining few are targeted for attention.
- **Universal Valet Parking Program:** Melrose BID continues to implement its Universal Valet Parking Program to the benefit of Melrose business and property owners. A number of restaurants and retail businesses have used the program to meet City entitlement requirements. Two parking locations, one on the west end of Melrose and another at Melrose Elementary School, are planned.
- **Customer Foot Traffic:** Customer foot traffic on Melrose Avenue has increased recently which seems attributable, in large part, to the BID's aggressive social media campaigns. Potential visitors / shoppers learn about new places to shop and eat mostly on social media. They visit these destinations on Melrose and then walk the street, thereby discovering new places they might not have known about otherwise.
- **Sidewalks:** The BID facilitated sidewalk repairs for several property owners, including Josette LeBlond at 707 N. Stanley Avenue during the year.
- **New Crosswalks:** Melrose BID has requested two (2) new crosswalks, one at Orange Avenue & another at Stanley Avenue. The Office of City Councilman Paul Koretz has agreed to support this request, which is currently being processed by the Department of Transportation. Funding and timing issues remain to be resolved although it seems clear that the MTG Grant that has been received will serve those needs. Another crosswalk has been requested by property and business owners at Vista and that request is being processed as well.
- **Alley Repair:** The BID Board has conducted a detailed, technical evaluation of all of the alleys to the north and south of Melrose Avenue within the BID's footprint. Gradients of all alleys as to the urgency and relative cost of repairs have been made. Work will continue with the goal of preparing a strategy for funding necessary alley work.

MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

| # | APN | PROPERTY OWNER |
|---|-----|----------------|
|---|-----|----------------|

| Zone 1 Fairfax to La Brea |              |  |
|---------------------------|--------------|--|
| 1                         | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                  |
| 2                         | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                    |
| 3                         | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                |
| 4                         | 5525-011-013 | HAGER DAVID AND JUDITH                                     |
| 5                         | 5525-011-015 | STERM MIKE AND DENISE                                      |
| 6                         | 5525-011-016 | STERM MIKE AND DENISE                                      |
| 7                         | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST              |
| 8                         | 5525-011-034 | KRIEGLER ETELIA M TRUST ETELIA M KRIEGLER TRUST            |
| 9                         | 5525-011-035 | 7213 MELROSE LLC   |
| 10                        | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                               |
| 11                        | 5525-012-011 | KERMANI BENAMIN  |
| 12                        | 5525-012-012 | 7261 MELROSE AVENUE LLC                                    |
| 13                        | 5525-012-013 | 7265 MELROSE AVENUE LLC                                    |
| 14                        | 5525-012-014 | WERKOW STEVEN A ET AL                                      |
| 15                        | 5525-012-029 | BEHNU UP   |
| 16                        | 5525-013-002 | 1040 N WESTERN LLC   |
| 17                        | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                 |
| 18                        | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                 |
| 19                        | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                   |
| 20                        | 5525-013-027 | GROUNDINGS CORPORATION                                     |
| 21                        | 5525-013-028 | SIP 4500 LLC   |
| 22                        | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                        |
| 23                        | 5525-014-003 | N AND H PARTNERS LLC                                       |
| 24                        | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                       |
| 25                        | 5525-014-005 | SANDO PLACE LLC  |
| 26                        | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                  |
| 27                        | 5525-014-027 | 7200 MELROSE LLC   |
| 28                        | 5525-015-001 | 7150 MELROSE LLC   |
| 29                        | 5525-015-002 | FADLOON ASHER AND CARMELA                                  |
| 30                        | 5525-015-003 | 7 MELROSE LLC  |
| 31                        | 5525-015-004 | ONE WAY REAL ESTATE LLC                                    |
| 32                        | 5525-015-024 | 7174 MELROSE AVENUE LLC                                    |
| 33                        | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                       |
| 34                        | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                       |
| 35                        | 5525-016-009 | JORDAN EDD M   |
| 36                        | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHIA AND REFOUA MOIS               |
| 37                        | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                           |
| 38                        | 5526-008-025 | STIGLITZ ALEX J AND ELIA H                                 |
| 39                        | 5526-008-026 | GROUNDINGS   |
| 40                        | 5526-008-028 | MELROSE ASPIRATIONS LLC                                    |
| 41                        | 5526-009-002 | 7361 MELROSE AVENUE LLC                                    |
| 42                        | 5526-009-003 | ROSENTHAL ARIELLE F TRUST ROSENTHAL FAMILY TRUST           |
| 43                        | 5526-009-025 | COLABELLA PROPERTIES                                       |
| 44                        | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                  |
| 45                        | 5526-009-027 | WINNETT KENNETH R TRUST                                    |
| 46                        | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST              |
| 47                        | 5526-010-001 | JEBEIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU |
| 48                        | 5526-010-002 | JEBEIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU |
| 49                        | 5526-010-024 | ROSENTHAL ARIELLE F TRUST ROSENTHAL FAMILY TRUST           |
| 50                        | 5526-010-025 | BRS LLC  |
| 51                        | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                        |
| 52                        | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                             |
| 53                        | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                 |
| 54                        | 5526-011-011 | BUTZ RICHARD AND MELINDA TRUST BUTZ FAMILY TRUST           |
| 55                        | 5526-011-014 | 7449 MELROSE LLC   |
| 56                        | 5526-011-024 | LEHOANG MIKE M AND DZUNG AND LE DUC H                      |
| 57                        | 5526-011-025 |  |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|

|     |     |     |            |            |       |
|-----|-----|-----|------------|------------|-------|
| 133 | 110 | 243 | \$2,379.72 | \$6,293.21 | 1.10% |
| 105 | 101 | 206 | \$2,017.38 | \$4,091.45 | 0.71% |
| 54  | 110 | 164 | \$1,606.07 | \$4,399.32 | 0.77% |
| 40  |     | 40  | \$391.72   | \$2,047.04 | 0.36% |
| 40  |     | 40  | \$391.72   | \$1,563.77 | 0.27% |
| 40  |     | 40  | \$391.72   | \$1,590.34 | 0.28% |
| 46  |     | 46  | \$460.48   | \$2,034.54 | 0.36% |
| 48  | 110 | 158 | \$1,547.31 | \$2,689.85 | 0.47% |
| 40  |     | 40  | \$391.72   | \$1,563.77 | 0.27% |
| 54  | 110 | 164 | \$1,606.07 | \$5,089.98 | 0.89% |
| 40  |     | 40  | \$391.72   | \$1,684.79 | 0.29% |
| 40  |     | 40  | \$391.72   | \$1,902.56 | 0.33% |
| 40  |     | 40  | \$391.72   | \$1,914.18 | 0.33% |
| 40  |     | 40  | \$391.72   | \$1,922.49 | 0.34% |
| 90  | 103 | 193 | \$1,890.07 | \$4,316.67 | 0.75% |
| 40  |     | 40  | \$391.72   | \$1,972.31 | 0.34% |
| 40  |     | 40  | \$391.72   | \$1,756.41 | 0.31% |
| 40  |     | 40  | \$391.72   | \$2,339.33 | 0.41% |
| 40  |     | 40  | \$391.72   | \$1,903.56 | 0.33% |
| 48  | 103 | 151 | \$1,478.76 | \$3,371.72 | 0.59% |
| 90  | 103 | 193 | \$1,890.07 | \$5,840.19 | 1.02% |
| 40  |     | 40  | \$391.72   | \$1,518.51 | 0.27% |
| 40  |     | 40  | \$391.72   | \$1,524.12 | 0.27% |
| 40  |     | 40  | \$391.72   | \$1,756.41 | 0.31% |
| 40  |     | 40  | \$391.72   | \$4,933.64 | 0.86% |
| 94  | 110 | 204 | \$1,997.79 | \$3,543.42 | 0.62% |
| 50  | 106 | 156 | \$1,527.72 | \$4,726.15 | 0.83% |
| 92  | 110 | 202 | \$1,978.21 | \$1,922.49 | 0.34% |
| 40  |     | 40  | \$391.72   | \$2,339.33 | 0.41% |
| 40  |     | 40  | \$391.72   | \$1,793.78 | 0.31% |
| 48  | 103 | 151 | \$1,478.76 | \$3,318.83 | 0.58% |
| 96  | 103 | 199 | \$1,948.83 | \$3,633.76 | 0.63% |
| 50  |     | 50  | \$489.65   | \$1,342.55 | 0.23% |
| 40  |     | 40  | \$391.72   | \$1,810.18 | 0.32% |
| 63  | 110 | 173 | \$1,694.21 | \$3,781.51 | 0.66% |
| 100 | 110 | 210 | \$2,056.55 | \$4,654.33 | 0.81% |
| 49  | 110 | 159 | \$1,557.10 | \$3,784.24 | 0.66% |
| 49  |     | 49  | \$479.86   | \$2,356.80 | 0.41% |
| 96  |     | 96  | \$940.14   | \$4,881.35 | 0.85% |
| 40  |     | 40  | \$391.72   | \$2,387.49 | 0.42% |
| 40  |     | 40  | \$391.72   | \$1,706.59 | 0.30% |
| 40  |     | 40  | \$391.72   | \$1,889.27 | 0.33% |
| 40  |     | 40  | \$391.72   | \$1,764.72 | 0.31% |
| 85  | 110 | 195 | \$1,909.65 | \$5,002.36 | 0.88% |
| 80  | 103 | 183 | \$1,792.14 | \$4,474.55 | 0.78% |
| 80  | 110 | 190 | \$1,860.69 | \$4,357.41 | 0.76% |
| 40  |     | 40  | \$391.72   | \$2,156.03 | 0.38% |
| 40  |     | 40  | \$391.72   | \$1,962.76 | 0.34% |
| 40  |     | 40  | \$391.72   | \$1,507.30 | 0.26% |
| 40  |     | 40  | \$391.72   | \$1,639.12 | 0.29% |
| 40  |     | 40  | \$391.72   | \$2,499.85 | 0.44% |
| 150 | 110 | 150 | \$1,468.96 | \$1,966.08 | 0.34% |
| 40  |     | 40  | \$391.72   | \$6,196.67 | 1.08% |
| 80  | 110 | 190 | \$1,860.69 | \$1,680.51 | 0.29% |
| 41  |     | 41  | \$401.52   | \$2,952.48 | 0.52% |
| 37  | 110 | 147 | \$1,438.58 | \$1,995.12 | 0.35% |
| 45  |     | 45  | \$440.69   |            |       |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 7,629            | 7,629                        | \$1,583.72             |
| 2,008            | 2,008                        | \$416.84               |
| 8,913            | 8,913                        | \$1,850.26             |
| 4,600            | 4,600                        | \$954.92               |
| 2,272            | 2,272                        | \$471.65               |
| 2,400            | 2,400                        | \$498.22               |
| 3,756            | 3,756                        | \$779.71               |
| 1,462            | 1,462                        | \$303.50               |
| 2,272            | 2,272                        | \$471.65               |
| 12,240           | 12,240                       | \$2,540.92             |
| 2,855            | 2,855                        | \$592.67               |
| 3,904            | 3,904                        | \$810.44               |
| 3,960            | 3,960                        | \$822.06               |
| 4,000            | 4,000                        | \$830.37               |
| 4,190            | 4,190                        | \$869.81               |
| 4,240            | 4,240                        | \$880.19               |
| 3,200            | 3,200                        | \$664.29               |
| 6,008            | 6,008                        | \$1,247.21             |
| 3,904            | 3,904                        | \$810.44               |
| 4,843            | 4,843                        | \$1,005.37             |
| 11,368           | 11,368                       | \$2,359.90             |
| 2,054            | 2,054                        | \$426.39               |
| 2,081            | 2,081                        | \$432.00               |
| 3,200            | 3,200                        | \$664.29               |
| 3,200            | 3,200                        | \$664.29               |
| 6,226            | 6,226                        | \$1,292.47             |
| 5,241            | 5,241                        | \$1,087.99             |
| 5,488            | 5,488                        | \$1,139.26             |
| 4,000            | 4,000                        | \$830.37               |
| 6,008            | 6,008                        | \$1,247.21             |
| 3,380            | 3,380                        | \$701.66               |
| 4,645            | 4,645                        | \$964.36               |
| 0                | 0                            | \$0.00                 |
| 0                | 0                            | \$0.00                 |
| 3,459            | 3,459                        | \$718.06               |
| 4,744            | 4,744                        | \$984.81               |
| 4,063            | 4,063                        | \$843.44               |
| 6,587            | 6,587                        | \$1,367.41             |
| 4,900            | 4,900                        | \$1,017.20             |
| 10,911           | 10,911                       | \$2,265.03             |
| 6,240            | 6,240                        | \$1,295.37             |
| 2,960            | 2,960                        | \$614.47               |
| 3,840            | 3,840                        | \$797.15               |
| 3,240            | 3,240                        | \$672.60               |
| 8,006            | 8,006                        | \$1,661.98             |
| 6,072            | 6,072                        | \$1,260.50             |
| 5,280            | 5,280                        | \$1,096.08             |
| 5,125            | 5,125                        | \$1,063.91             |
| 4,194            | 4,194                        | \$870.64               |
| 2,000            | 2,000                        | \$415.18               |
| 2,635            | 2,635                        | \$547.00               |
| 1,592            | 1,592                        | \$330.49               |
| 4,210            | 4,210                        | \$873.96               |
| 14,140           | 14,140                       | \$2,955.35             |
| 2,688            | 2,688                        | \$558.01               |
| 4,134            | 4,134                        | \$858.18               |
| 3,680            | 3,680                        | \$763.94               |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 14,636         | 14,636                       | \$2,329.77             |
| 10,411         | 10,411                       | \$1,657.23             |
| 5,924          | 5,924                        | \$942.99               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 5,053          | 5,053                        | \$804.34               |
| 5,271          | 5,271                        | \$859.04               |
| 4,400          | 4,400                        | \$700.40               |
| 5,924          | 5,924                        | \$942.99               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 9,780          | 9,780                        | \$1,556.79             |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 5,576          | 5,576                        | \$857.59               |
| 9,990          | 9,990                        | \$1,590.22             |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 5,502          | 5,502                        | \$875.81               |
| 10,585         | 10,585                       | \$1,684.93             |
| 5,358          | 5,358                        | \$852.89               |
| 4,400          | 4,400                        | \$700.40               |
| 6,926          | 6,926                        | \$1,102.49             |
| 11,021         | 11,021                       | \$1,754.33             |
| 5,401          | 5,401                        | \$859.74               |
| 5,401          | 5,401                        | \$859.74               |
| 10,530         | 10,530                       | \$1,676.18             |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 9,365          | 9,365                        | \$1,490.73             |
| 8,939          | 8,939                        | \$1,422.92             |
| 8,799          | 8,799                        | \$1,400.63             |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 8,799          | 8,799                        | \$1,400.63             |
| 4,530          | 4,530                        | \$721.09               |
| 4,113          | 4,113                        | \$654.71               |
| 4,966          | 4,966                        | \$790.49               |

MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

| #   | APN          | PROPERTY OWNER   | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----|--------------|--|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 58  | 5526-012-004 | BRENBURG PHILIP R JR TRUST PATRICIA Z BRENBURG DECEASED TR | 4,400          | 4,400                        | \$700.40               | 2,257            | 2,257                        | \$488.53               | 40                |                           | 40                         | \$391.72             | \$1,560.65                  | 0.27%      |
| 59  | 5526-012-025 | JOLIE MELROSE LLC  | 4,400          | 4,400                        | \$700.40               | 1,730            | 1,730                        | \$359.13               | 40                |                           | 40                         | \$391.72             | \$1,451.25                  | 0.25%      |
| 60  | 5526-012-026 | HERSON PROPERTIES LLC                                      | 4,400          | 4,400                        | \$700.40               | 5,349            | 5,349                        | \$1,110.41             | 40                |                           | 40                         | \$391.72             | \$2,202.53                  | 0.38%      |
| 61  | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 5,489          | 5,489                        | \$873.74               | 3,907            | 3,907                        | \$811.06               | 50                | 110                       | 160                        | \$1,566.90           | \$3,251.70                  | 0.57%      |
| 62  | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 2,701          | 2,701                        | \$429.55               | 2,832            | 2,832                        | \$587.90               | 0                 | 30                        | 30                         | \$391.72             | \$1,311.64                  | 0.23%      |
| 63  | 5526-012-030 | L B DEVELOPMENT COMPANY                                    | 6,826          | 6,826                        | \$1,086.57             | 3,794            | 3,794                        | \$787.60               | 83                | 73                        | 156                        | \$1,527.72           | \$3,401.89                  | 0.59%      |
| 64  | 5526-013-001 | DEMIRCIFF STEVE AND ARYET TRUST DEMIRCIFF FAMILY TRUST     | 5,489          | 5,489                        | \$873.74               | 6,763            | 6,763                        | \$1,403.94             | 50                | 110                       | 160                        | \$1,566.90           | \$3,844.58                  | 0.67%      |
| 65  | 5526-013-002 | BUTZ RICHARD COMPANY TRUST BUTZ FAMILY TRUST               | 4,400          | 4,400                        | \$700.40               | 3,866            | 3,866                        | \$802.55               | 40                |                           | 40                         | \$391.72             | \$1,894.67                  | 0.33%      |
| 66  | 5526-013-003 | 7561 MELROSE LLC   | 4,400          | 4,400                        | \$700.40               | 2,800            | 2,800                        | \$581.26               | 40                |                           | 40                         | \$391.72             | \$1,673.38                  | 0.29%      |
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                       | 4,400          | 4,400                        | \$700.40               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC             | 4,400          | 4,400                        | \$700.40               | 3,680            | 3,680                        | \$763.94               | 40                |                           | 40                         | \$391.72             | \$1,856.06                  | 0.32%      |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                               | 5,489          | 5,489                        | \$873.74               | 7,397            | 7,397                        | \$1,535.56             | 50                | 110                       | 160                        | \$1,566.90           | \$3,976.19                  | 0.69%      |
| 70  | 5526-014-001 | HARRHAM FAMILY ENTERPRISES LP ET AL & HARRHAM EREN         | 7,971          | 7,971                        | \$1,268.83             | 5,400            | 5,400                        | \$1,120.99             | 90                | 110                       | 200                        | \$1,958.62           | \$4,348.45                  | 0.76%      |
| 71  | 5526-014-002 | MELROSE PROPERTY COMPANY LLC                               | 4,400          | 4,400                        | \$700.40               | 3,840            | 3,840                        | \$797.15               | 40                |                           | 40                         | \$391.72             | \$1,889.27                  | 0.33%      |
| 72  | 5526-014-022 | GUITT ANDREW AND MELBA TRUST GUITT FAMILY TRUST AND        | 4,400          | 4,400                        | \$700.40               | 4,800            | 4,800                        | \$996.44               | 40                |                           | 40                         | \$391.72             | \$2,088.56                  | 0.36%      |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                  | 5,350          | 5,350                        | \$851.62               | 3,474            | 3,474                        | \$721.17               | 50                | 107                       | 157                        | \$1,537.52           | \$3,110.31                  | 0.54%      |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                               | 6,199          | 6,199                        | \$986.76               | 4,200            | 4,200                        | \$871.88               | 40                |                           | 40                         | \$391.72             | \$2,250.37                  | 0.39%      |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                         | 4,400          | 4,400                        | \$700.40               | 3,800            | 3,800                        | \$788.85               | 40                |                           | 40                         | \$391.72             | \$1,880.97                  | 0.33%      |
| 76  | 5526-015-025 | MELROSE RENTALS LLC  | 4,400          | 4,400                        | \$700.40               | 2,400            | 2,400                        | \$488.22               | 40                |                           | 40                         | \$391.72             | \$1,590.34                  | 0.28%      |
| 77  | 5526-015-026 | MONTE NAPOLEONE INC  | 4,400          | 4,400                        | \$700.40               | 4,000            | 4,000                        | \$830.37               | 40                |                           | 40                         | \$391.72             | \$1,922.49                  | 0.34%      |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                                 | 5,500          | 5,500                        | \$875.50               | 2,304            | 2,304                        | \$478.29               | 50                | 110                       | 160                        | \$1,566.90           | \$2,920.68                  | 0.51%      |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SVLIA TRUST WEINTRAUB FAMILY TR      | 9,278          | 9,278                        | \$1,476.88             | 14,626           | 14,626                       | \$3,036.24             | 84                | 103                       | 187                        | \$1,831.31           | \$6,344.43                  | 1.11%      |
| 80  | 5526-016-001 | MAINI CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST     | 9,888          | 9,888                        | \$1,573.98             | 5,681            | 5,681                        | \$1,179.33             | 90                | 110                       | 200                        | \$1,958.62           | \$4,711.93                  | 0.82%      |
| 81  | 5526-016-002 | SDION INC  | 4,400          | 4,400                        | \$700.40               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 82  | 5526-016-025 | FISCH PROPERTIES LP  | 4,400          | 4,400                        | \$700.40               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 83  | 5526-016-026 | PSCH PROPERTIES LP   | 9,888          | 9,888                        | \$1,573.98             | 5,205            | 5,205                        | \$1,080.51             | 90                | 110                       | 200                        | \$1,958.62           | \$4,613.11                  | 0.81%      |
| 84  | 5526-017-026 | WINNET KENNETH R TRUST                                     | 9,900          | 9,900                        | \$1,575.89             | 5,292            | 5,292                        | \$1,098.57             | 90                | 110                       | 200                        | \$1,958.62           | \$4,613.09                  | 0.81%      |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                  | 17,860         | 17,860                       | \$2,842.97             | 15,546           | 15,546                       | \$3,227.22             | 163               | 103                       | 266                        | \$2,604.96           | \$8,675.16                  | 1.51%      |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 3,528          | 3,528                        | \$561.59               | 2,990            | 2,990                        | \$620.70               | 32                |                           | 32                         | \$313.38             | \$1,495.67                  | 0.26%      |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 1,760            | 1,760                        | \$365.36               | 40                |                           | 40                         | \$391.72             | \$1,492.02                  | 0.26%      |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 4,559            | 4,559                        | \$946.41               | 40                |                           | 40                         | \$391.72             | \$2,073.07                  | 0.36%      |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                      | 9,017          | 9,017                        | \$1,435.33             | 5,995            | 5,995                        | \$1,244.51             | 82                | 110                       | 192                        | \$1,880.27           | \$4,560.12                  | 0.80%      |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                         | 5,236          | 5,236                        | \$833.47               | 5,637            | 5,637                        | \$1,170.19             | 46                | 103                       | 149                        | \$1,459.17           | \$3,462.84                  | 0.60%      |
| 91  | 5526-019-001 | JANCO J LULIUS AND SUSAN TRUST J LULIUS AND SUSAN JANCO TH | 8,799          | 8,799                        | \$1,400.63             | 12,410           | 12,410                       | \$2,576.21             | 80                | 110                       | 190                        | \$1,860.69           | \$5,837.53                  | 1.02%      |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.40               | 1,844            | 1,844                        | \$382.80               | 40                |                           | 40                         | \$391.72             | \$1,474.92                  | 0.26%      |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.40               | 4,020            | 4,020                        | \$834.52               | 40                |                           | 40                         | \$391.72             | \$1,926.64                  | 0.34%      |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.40               | 3,411            | 3,411                        | \$708.10               | 40                |                           | 40                         | \$391.72             | \$1,800.22                  | 0.31%      |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                  | 8,799          | 8,799                        | \$1,400.63             | 6,966            | 6,966                        | \$1,446.08             | 80                | 110                       | 190                        | \$1,860.69           | \$4,707.40                  | 0.82%      |
| 96  | 5526-020-001 | ANZALAG INVESTMENTS LLC                                    | 4,950          | 4,950                        | \$787.95               | 2,352            | 2,352                        | \$488.26               | 45                | 110                       | 155                        | \$1,517.93           | \$2,794.13                  | 0.49%      |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELA H                                  | 4,400          | 4,400                        | \$700.40               | 3,920            | 3,920                        | \$813.76               | 40                |                           | 40                         | \$391.72             | \$1,906.88                  | 0.33%      |
| 98  | 5526-020-003 | MCHUGH MICHAEL T CONTRUSTEE M T AND C Y MCHUGH TRUST       | 4,400          | 4,400                        | \$700.40               | 3,510            | 3,510                        | \$728.65               | 40                |                           | 40                         | \$391.72             | \$1,820.77                  | 0.32%      |
| 99  | 5526-020-004 | FADLON CHAMELA ET AL                                       | 4,400          | 4,400                        | \$700.40               | 3,808            | 3,808                        | \$790.51               | 40                |                           | 40                         | \$391.72             | \$1,882.63                  | 0.33%      |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                      | 8,800          | 8,800                        | \$1,400.79             | 6,000            | 6,000                        | \$1,245.55             | 80                |                           | 80                         | \$783.45             | \$3,429.79                  | 0.60%      |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                                 | 9,365          | 9,365                        | \$1,490.73             | 6,536            | 6,536                        | \$1,356.82             | 85                | 110                       | 195                        | \$1,909.65           | \$4,757.20                  | 0.83%      |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7,362          | 7,362                        | \$1,171.89             | 7,370            | 7,370                        | \$1,529.95             | 67                | 110                       | 177                        | \$1,733.38           | \$4,435.22                  | 0.77%      |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 4,400          | 4,400                        | \$700.40               | 3,620            | 3,620                        | \$751.48               | 40                |                           | 40                         | \$391.72             | \$1,843.60                  | 0.32%      |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENAT TRUST & W&S EBEL TRS               | 5,184          | 5,184                        | \$825.19               | 5,170            | 5,170                        | \$1,073.25             | 47                |                           | 47                         | \$460.28             | \$2,358.72                  | 0.41%      |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERP      | 4,269          | 4,269                        | \$679.54               | 3,520            | 3,520                        | \$730.72               | 40                |                           | 40                         | \$391.72             | \$1,801.99                  | 0.31%      |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST        | 11,021         | 11,021                       | \$1,754.33             | 7,865            | 7,865                        | \$1,632.71             | 100               | 110                       | 210                        | \$2,056.55           | \$5,443.59                  | 0.95%      |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                        | 5,800          | 5,800                        | \$923.25               | 4,014            | 4,014                        | \$833.27               | 44                | 131                       | 175                        | \$1,713.79           | \$3,470.31                  | 0.61%      |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLA     | 5,184          | 5,184                        | \$825.19               | 4,400            | 4,400                        | \$913.40               | 40                |                           | 40                         | \$391.72             | \$2,130.32                  | 0.37%      |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                                | 5,140          | 5,140                        | \$818.19               | 7,316            | 7,316                        | \$1,518.74             | 40                |                           | 40                         | \$391.72             | \$2,728.65                  | 0.48%      |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                         | 5,140          | 5,140                        | \$818.19               | 2,850            | 2,850                        | \$591.64               | 40                |                           | 40                         | \$391.72             | \$1,801.55                  | 0.31%      |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                    | 11,220         | 11,220                       | \$1,786.01             | 286              | 286                          | \$59.37                | 86                | 119                       | 205                        | \$2,007.58           | \$3,852.97                  | 0.67%      |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                                 | 4,966          | 4,966                        | \$790.49               | 6,400            | 6,400                        | \$1,328.59             | 40                |                           | 40                         | \$391.72             | \$2,510.80                  | 0.44%      |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                  | 6,040          | 6,040                        | \$961.45               | 2,622            | 2,622                        | \$544.31               | 46                | 122                       | 168                        | \$1,645.24           | \$3,151.00                  | 0.55%      |
| 114 | 5527-008-026 | 999 CANON LLC  | 5,937          | 5,937                        | \$945.06               | 6,954            | 6,954                        | \$1,443.59             | 130               |                           | 174                        | \$1,704.00           | \$4,092.65                  | 0.71%      |
| 115 | 5527-008-027 | KRAMER MARSHALL E AND HANNAH TRUST & EISENSTEIN E TR       | 10,097         | 10,097                       | \$1,607.25             | 8,937            | 7,067                        | \$1,467.05             | 0                 | 79                        | 79                         | \$773.65             | \$3,847.95                  | 0.67%      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST            | 4,792          | 4,792                        | \$776.64               | 1,610            | 1,610                        | \$334.22               | 40                |                           | 40                         | \$391.72             | \$1,502.59                  | 0.26%      |
| 117 | 5527-009-012 | FADLON ISACK   | 4,792          | 4,792                        | \$762.80               | 0                | 0                            | \$0.00                 | 40                |                           | 40                         | \$391.72             | \$1,154.52                  | 0.20%      |
| 118 | 5527-009-013 | FADLON ISACK   | 4,835          | 4,835                        | \$769.64               | 7,890            | 7,890                        | \$1,637.90             | 40                |                           | 40                         | \$391.72             | \$2,799.26                  | 0.49%      |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST                | 3,572          | 3,572                        | \$568.59               | 2,152            | 2,152                        | \$446.50               | 30                | 119                       | 149                        | \$1,459.17           | \$2,474.50                  | 0.43%      |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                   | 7,144          | 7,144                        | \$1,137.53             | 4,176            | 4,176                        | \$866.90               | 60                |                           | 60                         | \$897.59             | \$2,591.68                  | 0.45%      |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                        | 8,189          | 8,189                        | \$1,303.53             | 8,358            | 6,610                        | \$1,372.18             | 0                 | 91                        | 91                         | \$891.17             | \$3,566.89                  | 0.62%      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                   | 2,701          | 2,701                        | \$429.55               | 4,740            | 4,740                        | \$983.98               | 91                | 31                        | 122                        | \$1,194.76           | \$2,608.69                  | 0.46%      |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                          | 10,367         | 10,367                       | \$1,650.23             | 7,852            | 7,852                        | \$1,630.01             | 90                | 115                       | 205                        | \$2,007.58           | \$5,287.82                  | 0.92%      |
| 124 | 5527-010-010 | SIMANAN DAVID COMPANY TRUST BBI TRUST                      | 4,661          | 4,661                        | \$741.94               | 5,506            | 5,506                        | \$1,143.00             | 40                |                           | 40                         | \$391.72             | \$2,766.67                  | 0.40%      |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                        | 4,661          | 4,661                        | \$741.94               | 4,240            | 4,240                        | \$880.19               | 40                |                           | 40                         | \$391.72             | \$2,013.85                  | 0.35%      |
| 126 | 5527-010-012 | CHASE SANDERS AND MARV E                                   | 4,661          | 4,661                        | \$741.94               | 3,338            | 3,338                        | \$692.94               | 40                |                           | 40                         | \$391.72             | \$1,826.61                  | 0.32%      |
| 127 | 5527-010-013 | GOLBARI LLC  | 5,881          | 5,881                        | \$936.14               | 8,160            | 8,160                        | \$1,693.95             | 50                | 118                       | 168                        | \$1,645.24           | \$4,275.33                  | 0.75%      |
| 128 | 5527-011-005 | MELFA HOLDINGS LLC   | 3,645          | 3,645                        | \$580.21               | 3,600            | 3,600                        | \$747.33               | 31                | 105                       | 136                        | \$1,331.86           | \$2,659.41                  | 0.46%      |
| 129 | 5527-011-008 | TROGER VIRGINIA R TRUST ET AL                              | 8,102          | 8,102                        | \$1,289.68             | 1,000            | 1,000                        | \$207.59               | 68                | 102                       | 170                        | \$1,664.83           | \$3,162.10                  | 0.55%      |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                      | 8,610          | 8,610                        | \$1,370.55             | 1,000            | 1,000                        | \$207.59               | 80                |                           | 80                         | \$783.45             | \$2,361.59                  | 0.41%      |

MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

| #   | APN          | PROPERTY OWNER  |
|-----|--------------|---|
| 131 | 5527-022-001 | KLEINBERG TRUST                                       |
| 132 | 5527-022-002 | K G MELROSE PROPERTIES LLC                            |
| 133 | 5527-022-025 | K G MELROSE PROPERTIES LLC                            |
| 134 | 5527-022-026 | K G MELROSE PROPERTIES LLC                            |
| 135 | 5527-022-027 | GT1 ROBERTSON PROPERTIES LLC                          |
| 136 | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES FOR |
| 137 | 5527-023-025 | D A D E S INC   |
| 138 | 5527-023-026 | YOUNG ISRAEL OF LA                                    |
| 139 | 5527-023-029 | 7650 MELROSE LLC                                      |

|                       |              |  |
|-----------------------|--------------|--|
| Zone 2 Public Schools |              |  |
| 140                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY |
| 141                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS         |
| Zone 2 Sub Totals     |              |  |

|                                |              |   |
|--------------------------------|--------------|---|
| Zone 3 E/O La Brea to Highland |              |   |
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC                           |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 145                            | 5524-013-031 | OPENSIAW DOROTHY A EXEC OPENSHAW RULON W DECEASED B |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                     |
| 147                            | 5524-014-022 | KORN JUIIUS AND ILENE J TRUST                       |
| 148                            | 5524-014-023 | MARSHON RENTALS WEST LLC                            |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST |
| 150                            | 5524-015-001 | COREBANIEN PETER P CO TR & NEIMAN FAMILY TRUST      |
| 151                            | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST      |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                               |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                  |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST    |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                            |
| 156                            | 5524-017-001 | MELHAM LLC  |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                           |
| 158                            | 5524-017-019 | 6620 MELROSE LLC                                    |
| 159                            | 5524-017-020 | BOYD MELROSE LLC                                    |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                |
| 164                            | 5525-007-007 | 6911 MELROSE AVENUE LLC                             |
| 165                            | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC              |
| 166                            | 5525-007-009 | ROSENTHAL CLARA                                     |
| 167                            | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                  |
| 168                            | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                            |
| 169                            | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                         |
| 170                            | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                         |
| 171                            | 5525-008-008 | BROWN MICHAEL H                                     |
| 172                            | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                   |
| 173                            | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                            |
| 174                            | 5525-017-011 | MELROSE CROSSING LLC                                |
| 175                            | 5525-017-019 | MELROSE CROSSING LLC                                |
| 176                            | 5525-018-001 | MORRIS ANDREW                                       |
| 177                            | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                   |
| 178                            | 5525-018-003 | MARCUS KENNETH C                                    |
| 179                            | 5525-018-004 | AGENT 99 LLC  |
| 180                            | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES             |
| Zone 3 Sub Totals              |              |   |

|                           |  |  |
|---------------------------|--|--|
| Melrose PBID Grand Totals |  |  |
|---------------------------|--|--|

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 6,256            | 6,256                        | \$1,298.69             |
| 1,710            | 1,710                        | \$354.98               |
| 1,600            | 1,600                        | \$332.15               |
| 2,550            | 2,550                        | \$529.36               |
| 1,660            | 1,660                        | \$1,278.76             |
| 3,560            | 3,560                        | \$739.03               |
| 2,400            | 2,400                        | \$498.22               |
| 3,611            | 2,791                        | \$579.39               |
| 13,590           | 13,590                       | \$2,821.17             |

|          |         |              |
|----------|---------|--------------|
| 68,091   | 643,653 | \$133,616.99 |
| 68.3836% |         |              |
| 25,209   | 25,209  | \$1,471.89   |
| 230,513  | 230,513 | \$13,459.11  |
| 255,722  | 255,722 | \$14,931.00  |

|         |         |             |
|---------|---------|-------------|
| 3,046   | 3,046   | \$728.44    |
| 3,194   | 3,194   | \$763.83    |
| 1,820   | 1,820   | \$435.24    |
| 2,880   | 2,880   | \$688.74    |
| 3,400   | 3,400   | \$813.09    |
| 2,800   | 2,800   | \$669.61    |
| 2,560   | 2,560   | \$612.21    |
| 6,000   | 6,000   | \$1,434.87  |
| 3,116   | 3,116   | \$705.18    |
| 6,980   | 6,980   | \$1,669.23  |
| 8,240   | 8,240   | \$1,970.56  |
| 3,373   | 3,373   | \$806.64    |
| 6,560   | 6,560   | \$1,568.79  |
| 14,751  | 11,194  | \$2,676.99  |
| 13,981  | 13,981  | \$3,343.49  |
| 4,120   | 4,120   | \$985.28    |
| 3,180   | 3,180   | \$760.48    |
| 3,517   | 3,517   | \$841.07    |
| 1,965   | 1,965   | \$469.92    |
| 868     | 868     | \$207.58    |
| 800     | 800     | \$191.32    |
| 2,214   | 2,214   | \$529.47    |
| 3,600   | 3,600   | \$860.92    |
| 2,764   | 2,764   | \$661.00    |
| 2,490   | 2,490   | \$595.47    |
| 4,778   | 4,778   | \$1,142.64  |
| 2,400   | 2,400   | \$573.95    |
| 4,736   | 4,736   | \$1,132.59  |
| 1,800   | 1,800   | \$430.46    |
| 3,200   | 3,200   | \$765.26    |
| 2,349   | 2,349   | \$561.75    |
| 1,810   | 1,810   | \$432.85    |
| 23,039  | 23,039  | \$5,509.66  |
| 200     | 200     | \$47.85     |
| 16,160  | 16,160  | \$1,473.13  |
| 5,784   | 5,784   | \$1,383.22  |
| 5,114   | 5,114   | \$1,222.99  |
| 6,080   | 6,080   | \$1,454.00  |
| 6,773   | 5,136   | \$1,228.25  |
| 182,442 | 177,248 | \$42,388.00 |

|           |           |              |
|-----------|-----------|--------------|
| 1,086,255 | 1,076,623 | \$190,935.98 |
|-----------|-----------|--------------|

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 89                | 110                       | 199                        | \$1,948.83           |
| 20                |                           | 199                        | \$195.86             |
| 30                |                           | 30                         | \$293.79             |
| 30                |                           | 30                         | \$293.79             |
| 89                | 110                       | 199                        | \$1,948.83           |
| 40                |                           | 40                         | \$391.72             |
| 40                |                           | 40                         | \$391.72             |
| 87                | 110                       | 197                        | \$1,929.24           |
| 83                | 103                       | 186                        | \$1,821.52           |

|          |       |        |              |
|----------|-------|--------|--------------|
| 7,501    | 6,143 | 13,644 | \$133,616.99 |
| 68.3836% |       |        |              |
| 264      | 240   | 504    | \$2,905.49   |
| 816      | 1,270 | 2,086  | \$12,025.51  |
| 1,080    | 1,510 | 2,590  | \$14,931.00  |

|       |       |       |            |
|-------|-------|-------|------------|
| 80    | 89    | 169   | \$1,719.95 |
| 40    |       | 40    | \$407.09   |
| 40    |       | 40    | \$407.09   |
| 76    | 81    | 157   | \$1,597.82 |
| 40    | 89    | 131   | \$1,312.86 |
| 40    |       | 40    | \$407.09   |
| 20    |       | 20    | \$203.54   |
| 129   | 81    | 210   | \$2,137.21 |
| 80    | 110   | 190   | \$1,933.67 |
| 80    | 110   | 190   | \$1,933.67 |
| 80    | 110   | 190   | \$1,933.67 |
| 111   | 103   | 214   | \$2,177.92 |
| 128   | 110   | 238   | \$2,422.17 |
| 40    |       | 40    | \$407.09   |
| 53    |       | 53    | \$539.39   |
| 35    | 110   | 145   | \$1,475.69 |
| 89    | 90    | 179   | \$1,821.72 |
| 20    |       | 20    | \$203.54   |
| 20    |       | 20    | \$203.54   |
| 60    |       | 60    | \$610.63   |
| 40    |       | 40    | \$407.09   |
| 49    | 89    | 138   | \$1,404.45 |
| 60    |       | 60    | \$610.63   |
| 40    |       | 40    | \$407.09   |
| 40    |       | 40    | \$407.09   |
| 20    |       | 20    | \$203.54   |
| 40    |       | 40    | \$407.09   |
| 43    | 90    | 133   | \$1,353.57 |
| 56    | 82    | 138   | \$1,404.45 |
| 153   | 110   | 263   | \$2,676.60 |
| 153   | 110   | 263   | \$2,676.60 |
| 89    | 110   | 199   | \$2,025.26 |
| 40    |       | 40    | \$407.09   |
| 40    |       | 40    | \$407.09   |
| 40    |       | 40    | \$407.09   |
| 84    | 103   | 187   | \$1,903.13 |
| 2,388 | 1,777 | 4,165 | \$2,388.00 |

|          |        |              |
|----------|--------|--------------|
| 21,7704% | 20,399 | \$190,935.98 |
| 10,969   | 9,430  | \$100.00%    |

| TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----------------------------|------------|
| \$4,807.65                  | 0.84%      |
| \$904.54                    | 0.16%      |
| \$1,152.99                  | 0.20%      |
| \$1,350.20                  | 0.24%      |
| \$4,787.72                  | 0.84%      |
| \$1,831.15                  | 0.32%      |
| \$1,590.34                  | 0.28%      |
| \$4,034.06                  | 0.70%      |
| \$6,154.91                  | 1.07%      |
| \$400,850.96                | 69.98%     |

|             |       |
|-------------|-------|
| \$6,282.66  | 1.10% |
| \$38,510.33 | 6.72% |
| \$44,793.00 | 7.82% |

|            |       |
|------------|-------|
| \$3,691.70 | 0.64% |
| \$1,792.49 | 0.31% |
| \$1,463.90 | 0.26% |
| \$3,484.60 | 0.61% |
| \$2,732.02 | 0.48% |
| \$1,706.02 | 0.30% |
| \$1,130.42 | 0.20% |
| \$5,543.57 | 0.97% |
| \$4,229.07 | 0.74% |
| \$4,033.64 | 0.70% |
| \$5,454.45 | 0.95% |
| \$2,791.08 | 0.48% |
| \$7,002.23 | 1.22% |
| \$8,197.51 | 1.43% |
| \$2,167.57 | 0.38% |
| \$2,328.25 | 0.41% |
| \$2,992.07 | 0.52% |
| \$3,688.41 | 0.64% |
| \$725.78   | 0.13% |
| \$709.52   | 0.12% |
| \$1,047.67 | 0.18% |
| \$2,423.94 | 0.42% |
| \$1,704.99 | 0.30% |
| \$2,752.05 | 0.48% |
| \$2,714.52 | 0.47% |
| \$1,625.69 | 0.28% |
| \$2,184.33 | 0.38% |
| \$956.42   | 0.17% |
| \$1,817.00 | 0.32% |
| \$2,598.38 | 0.45% |
| \$2,779.00 | 0.49% |
| \$1,148.60 | 1.95% |
| \$5,686.77 | 0.99% |
| \$5,202.08 | 0.91% |
| \$2,565.51 | 0.45% |
| \$2,405.28 | 0.42% |
| \$2,636.29 | 0.46% |
| \$4,801.60 | 0.84% |

|              |      |
|--------------|------|
| \$572,807.94 | 100% |
|--------------|------|

MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

| #                          | APN | PROPERTY OWNER | LOT_ AREA<br>SF                 | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF           | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT         | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|----------------------------|-----|----------------|---------------------------------|------------------------------|------------------------|----------------------------|------------------------------|------------------------|---------------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| Zone 1 Budget<br>\$400,851 |     |                | Zone 2 Budget<br>\$44,793       |                              |                        | Zone 3 Budget<br>\$127,164 |                              |                        | Total Budget<br>\$572,808 |                           |                            |                      |                             |            |
| 33%                        |     |                | Lot Area Factor =               |                              |                        | Budget Amount              |                              |                        | Assessment Rates          |                           |                            |                      |                             |            |
|                            |     |                | Zone 1 Lot Area SF Rate         |                              |                        | \$133,616.99               |                              |                        | \$0.1592                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 2 Lot Area SF Rate         |                              |                        | \$14,931.00                |                              |                        | \$0.0122                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 3 Lot Area SF Rate         |                              |                        | \$42,388.00                |                              |                        | \$0.1762                  |                           |                            |                      |                             |            |
| 33%                        |     |                | Improvement Area Factor =       |                              |                        |                            |                              |                        |                           |                           |                            |                      |                             |            |
|                            |     |                | Zone 1 Improvement Area SF Rate |                              |                        | \$133,616.99               |                              |                        | \$0.2076                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 2 Improvement Area SF Rate |                              |                        | \$14,931.00                |                              |                        | \$0.0584                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 3 Improvement Area SF Rate |                              |                        | \$42,388.00                |                              |                        | \$0.2391                  |                           |                            |                      |                             |            |
| 33%                        |     |                | Street Frontage Factor          |                              |                        |                            |                              |                        |                           |                           |                            |                      |                             |            |
|                            |     |                | Zone 1 Street Frontage SF Rate  |                              |                        | \$133,616.99               |                              |                        | \$9.7931                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 2 Street Frontage SF Rate  |                              |                        | \$14,931.00                |                              |                        | \$5.7649                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 3 Street Frontage SF Rate  |                              |                        | \$42,388.00                |                              |                        | \$10.1772                 |                           |                            |                      |                             |            |



Rita Moreno <rita.moreno@lacity.org>

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## Melrose BID 3rd Qtr 2017 Newsletter

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Feb 20, 2018 at 9:19 AM

Attached is the 3rd Quarter Melrose BID Newsletter: BID Accomplishments 2017.



**Melrose BID 2017 Accomplishments FINAL.pdf**  
622K

# 2017 ACCOMPLISHMENTS

## Third Year Accomplishments of the Melrose BID



### BID INFO

#### Board of Directors:

Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
 Julian Chicha, Treasurer  
 Pierson Blaetz, Greenway Arts Alliance  
 Isack Fadlon, Board Member  
 Daniel Farasat, Board Member  
 Fred Rosenthal, Board Member

#### Staff:

Donald Duckworth, Executive Director  
 Kim Sudhalter, Marketing  
 CleanStreet, Streetscape  
 Clean-Up

#### Meetings:

**BID Board Meetings:**  
 10am on the 2nd Friday of the month. Hope Lutheran Church, 6720 Melrose

#### Resources:

**BID Office:** 323.525.0840  
**BID Email:** duckworth.donald@gmail.com  
**LAPD:** SLO Inga Wecker (213) 793-0708, 37580@lapd.lacity.org  
**BID Security Ambassador:** Riley Sherwood, 818.405.2615, MelroseBID-Ambassador@gmail.com

- **Future Vision Plan:** The Melrose BID developed a Strategic Action Plan entitled Melrose Future Vision for business revitalization on Melrose working closely with business stakeholders, City officials, community members, and professional revitalization consultants. The document is a step-by-step work program for economic revitalization. Some first steps have been taken; others remain for the Melrose BID renewal term.
- **Social Media:** A strategic social media plan was developed and implemented that directly targets ideal Melrose customer demographics. Since launch, 10,000 qualified followers have been garnered on Facebook and Instagram, along with 33,000 on Twitter.
- **Hollywood Specific Plan:** Specific language to facilitate real estate utilization on Melrose has been prepared and submitted for inclusion in the soon-to-be-vetted Hollywood Specific Plan Update2. This language will implement a number of aspects of the Melrose Future Vision Plan and is directed at zoning reform, reducing City process limitations that inhibit land use changes including parking, use, height, and other items. The new language would assist in installing / integrating pedestrian-oriented improvements on Melrose Ave and support grant funding for same.
- **Melrose BID Security Ambassador:** In the last year, the BID Security Ambassador has responded to and handled more than 1000 incidents ranging from trash and homeless complaints, to shoplifting and more criminal issues. Business and property owners have expressed a strong support for and on-going demand for these services. As a result the BID Board has proposed to extend the service hours so that the current 5-day coverage will be expanded to 7-day coverage.
- **LAPD Liaison & Coordination:** Melrose BID makes a significant effort to maintain on-going communications through its Sr. Lead Officer Inga Wecker and Command staff. In response to increasing disruptive behavior / petty crime during the summer months the BID increased its Security Ambassador patrols and varying its shift times. Also LAPD was requested to provide additional patrol presence, which resulted in horse-mounted patrols, and additional attention from the vice units. The BID has been informed that pending sworn officer deployment modifications may also provide additional resources to the area. It seems that LAPD's efforts have had the desired impact, although these efforts are necessarily on-going.
- **Clean:** Looking back over the last four years, we have seen some interesting patterns emerge: sticker placement and bulky item deposits have gone way down, while use of the trash cans and littering has increased.

| SERVICES       | 2014  | 2015  | 2016  | 2017  |
|----------------|-------|-------|-------|-------|
| BULKY ITEMS    | 1729  | 1836  | 1525  | 1502  |
| STICKERS       | 2230  | 2191  | 1310  | 1141  |
| TRASH CAN TONS | 55.59 | 61.44 | 78.21 | 73.76 |
| SWEEPING TONS  | 18.91 | 21.16 | 13.67 | 14.64 |
| TOTAL TONS     | 74.50 | 82.60 | 91.88 | 88.40 |

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 37580@lapd.lacity.org  
**BID Security Ambassador:**  
 Riley Sherwood,  
 818.405.2615, MelroseBID-Ambassador@gmail.com

Cont. from pg.1

- **Enforcement Against Illegal "Pot Shops":** Melrose is approved for only one legal "pot shop." At the time of BID initiation there were more than fifteen (15) operating within its boundaries, which saturated the area with related problems. Melrose BID has been working with the City Attorney's Office Neighborhood Prosecutor and the LAPD to close the illegal businesses. To date, about half of the offenders have been closed and the remaining few are targeted for attention.
- **Universal Valet Parking Program:** Melrose BID continues to implement its Universal Valet Parking Program to the benefit of Melrose business and property owners. A number of restaurants and retail businesses have used the program to meet City entitlement requirements. Two parking locations, one on the west end of Melrose and another at Melrose Elementary School, are planned.
- **Customer Foot Traffic:** Customer foot traffic on Melrose Avenue has increased recently which seems attributable, in large part, to the BID's aggressive social media campaigns. Potential visitors / shoppers learn about new places to shop and eat mostly on social media. They visit these destinations on Melrose and then walk the street, thereby discovering new places they might not have known about otherwise.
- **Sidewalks:** The BID facilitated sidewalk repairs for several property owners, including Josette LeBlond at 707 N. Stanley Avenue during the year.
- **New Crosswalks:** Melrose BID has requested two (2) new crosswalks, one at Orange Avenue & another at Stanley Avenue. The Office of City Councilman Paul Koretz has agreed to support this request, which is currently being processed by the Department of Transportation. Funding and timing issues remain to be resolved although it seems clear that the MTG Grant that has been received will serve those needs. Another crosswalk has been requested by property and business owners at Vista and that request is being processed as well.
- **Alley Repair:** The BID Board has conducted a detailed, technical evaluation of all of the alleys to the north and south of Melrose Avenue within the BID's footprint. Gradients of all alleys as to the urgency and relative cost of repairs have been made. Work will continue with the goal of preparing a strategy for funding necessary alley work.



Rita Moreno <rita.moreno@lacity.org>

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## Melrose BID Accomplishments for Renewal

---

Rita Moreno <rita.moreno@lacity.org>

Wed, Feb 21, 2018 at 8:05 AM

To: Donald Duckworth <duckworth.donald@gmail.com>

Very nice!

Don't forget I need your final MDP and ER with the Engineer's signature. They should be PDF with all the components integrated into the reports.

Thanks!

Rita

On Fri, Feb 16, 2018 at 11:53 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Fellow Melrose Property Owner:

We are writing to introduce our proposal for renewing the Melrose Business Improvement District that is attached. It was developed based upon the tremendous success we have achieved with Melrose BID operations in its first five (5) year term. As we look around our street much has been done to revitalize our business interests. The street is full of customers! Just look around!

At the same time, many improvements have not yet been completed. And many more improvements still need to be initiated. Consequently this letter and our renewal proposal: we need the Melrose BID to be renewed beginning January 1, 2019! As reflected in this booklet, City Councilmember Paul Koretz and LAPD Wilshire Division Commanding Officer Anthony Oddo agree and join us in urging BID renewal.

The Melrose BID is successful because it can accomplish things that individual property owners acting on their own cannot. Look at the list included in this booklet: "Top 12 Things the Melrose BID Can Accomplish..." at page 3.

The proposed BID budget for 2019 is shown at page 4. By overwhelming demand of business and property owners, it has been expanded to provide 7-day Security Ambassador coverage instead of the 5-day coverage currently provided. Customers demand that Melrose be perceived as being safe and this adjustment will help accommodate that need as well as providing homeless services coordination every day of the week. Statistics for the Security Ambassador's first 18 months of operations are shown at page 5.

Melrose is also clean and attractive. Over 7 tons of trash and debris is taken to the landfill every month in 2017 by Melrose BID's vendor Clean Street as shown on page 5. All of this waste would be left on our streets and sidewalks if not for the BID, which would drive customers to more attractive competing shopping districts.

Melrose BID conducts an active social media and website program to attract customers: 8,105 Facebook "likes;" 8,266 Instagram "followers;" and, 33,000 Twitter "followers." By design, our professional staff have focused these digital resources upon the essential demographics of Melrose BID customers. We believe that this explains the observed increase in customer foot traffic on Melrose today.

The Melrose BID was successful in obtaining an MTA grant of almost \$4 Million to install pedestrian oriented improvements to attract customers. The funding should begin to flow in 2019 and increase in succeeding years. The Melrose BID's financial and maintenance commitments are required to secure this

grant. The BID's expertise and advocacy will be required to ensure that these funds are spent in a manner that most benefits our business and property owners. A very desirable outcome would be that these funds might help attract other grant funds, such as Mobility 2035 or Vision Zero funds.

More detailed lists of specific Melrose BID Accomplishments for 2015, 2016, and 2017 are included in the booklet. Also included is a detailed Property Information and Assessment database.

Our Melrose Business Improvement District Board members and Executive Director look forward to speaking with each of you personally in the coming months about this information. Your Petition and vote is needed to renew the Melrose BID as lock-in the revitalization benefits that have been realized to date. Let our Executive Director Donald Duckworth know as we may assist in any way at [duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com).

Thank you.

--  
Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079





# A BID for Renewal

Melrose Avenue Business Improvement District  
2019-2029 Proposal





January 30, 2018

**Melrose BID  
Board of Directors:**

Fellow Melrose Property Owner:

**Deny Weintraub  
President**

We are writing to introduce our proposal for renewing the Melrose Business Improvement District that is presented in this booklet. It was developed based upon the tremendous success we have achieved with Melrose BID operations in its first five (5) year term. As we look around our street much has been done to revitalize our business interests. The street is full of customers! Just look around!

**Silvia Weintraub  
Corporate Secretary**

**Julian Chicha  
Treasurer**

**Pierson Blaetz  
Greenway Arts Alliance/  
Melrose Trading Post**

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**Isack Fadlon  
Sportie LA**

**Daniel Farasat  
Tiger West Capital**

**Fred Rosenthal  
Ametron Audio/Visual**

The Melrose BID is successful because it can accomplish things that individual property owners acting on their own cannot. Look at the list included in this booklet: "Top 12 Things the Melrose BID Can Accomplish..." at page 3.

**Donald R. Duckworth  
Executive Director**

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**1934 Wilson Avenue,  
Arcadia, CA 91006  
323.525.0840**

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**www.melroseavela.com  
FB: Melrose Ave L.A.  
Tw: @melroseavela  
Inst: @melroseavela**

## Introduction to Melrose BID Renewal

Page 2

January 30, 2018

Melrose BID conducts an active social media and website program to attract customers: 8,105 Facebook "likes;" 8,266 Instagram "followers;" and, 33,000 Twitter "followers." By design, our professional staff have focused these digital resources upon the essential demographics of Melrose BID customers. We believe that this explains the observed increase in customer foot traffic on Melrose today.

The Melrose BID was successful in obtaining an MTA grant of almost \$4 Million to install pedestrian oriented improvements to attract customers. The funding should begin to flow in 2019 and increase in succeeding years. The Melrose BID's financial and maintenance commitments are required to secure this grant. The BID's expertise and advocacy will be required to ensure that these funds are spent in a manner that most benefits our business and property owners. A very desirable outcome would be that these funds might help attract other grant funds, such as Mobility 2035 or Vision Zero funds.

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Our Melrose Business Improvement District Board members and Executive Director look forward to speaking with each of you personally in the coming months about this information. Your Petition and vote is needed to renew the Melrose BID as lock-in the revitalization benefits that have been realized to date. Let our Executive Director Donald Duckworth know as we may assist in any way at [duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com).

Thank you.

A handwritten signature in black ink, appearing to read "Donald Duckworth". The signature is fluid and cursive, with a large initial "D" and "D".

Committees:

Chair

Personnel & Animal Welfare

Vice Chair

Energy, Climate Change &  
Environmental Justice  
Ad Hoc Committee on Police  
Reform

Member

Budget and Finance  
Transportation

Website: <http://cd5.lacity.org>

Email: [Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)



**PAUL KORETZ**  
Councilmember, Fifth District

**City Hall Office:**  
200 N. Spring Street  
Room 440  
Los Angeles, CA 90012  
(213) 473-7005  
(213) 978-2250 Fax

**Valley Office:**  
15760 Ventura Blvd.  
Suite 600  
Encino, CA 91436  
(818) 971-3088  
(818) 788-9210 Fax

**West L.A. Office:**  
6380 Wilshire Blvd.  
Suite 800  
Los Angeles, CA 90048  
(323) 866-1828  
(323) 852-1129 Fax

January 29, 2018

Dear Melrose Avenue Property Owner:

Over the past four (4) years, we have been very fortunate to have the Melrose Business Improvement District ("Melrose BID") performing services along Melrose Avenue for the benefit of the commercial properties located within its boundaries. These services have attracted customers to the area and have helped to revitalize its businesses. We have learned that by working together, tremendous positive results can be achieved. There is, however, still much more to be done. That is the reason I'm writing to support the renewal of the Melrose BID and urge you to do so as well.

The Melrose BID performs services over and above those that the City provides. These services include: Security Ambassador Services, daily street-level homeless services coordination, sidewalk litter control and trash collection, weekly street sweeping, graffiti and sticker removal, social media, marketing and promotions, parking management, and advocacy of local property owner interests before the City Council.

The Melrose BID Board has a number of exciting new plans for the future as well. Among these are the implementation of a \$4 Million MTA Grant for Melrose Avenue improvements and, possibly, creation of a Farmers' Market. My office, Council District 5, will be an active supporter of such efforts to improve our community. District renewal is a prerequisite for those plans to become a reality. The most important next step you can take right now to enhance business and property values on Melrose Avenue is to sign a petition and vote to renew the Melrose BID.

Sincerely,

**PAUL KORETZ**  
Councilmember, 5<sup>th</sup> District

# LOS ANGELES POLICE DEPARTMENT

**CHARLIE BECK**  
Chief of Police



**ERIC GARCETTI**  
Mayor

P. O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (213) 486-0150  
TDD: (877) 275-5273  
Ref #: 6.4

January 31, 2018

Dear Melrose Avenue Property Owner:

The purpose of this letter is to ask for your support in the renewal of the Melrose Business Improvement District (Melrose BID).

The Los Angeles Police Department (LAPD), Wilshire Area has been very fortunate to have the Melrose BID and its Security Ambassador Program as a partner to improve the quality of life along Melrose Avenue between Fairfax and Highland.

The Melrose BID performs invaluable services that augment our police patrols. Their Security Ambassador bicycle and foot patrols focus on quality of life issues, such as street-level homeless services coordination, and business-to-business communication through the Facebook Melrose Businesses Group. The Security Ambassador provides an important street presence, which is beneficial to business stakeholders and the LAPD.

In my opinion, the above Melrose BID services have enhanced the safety enjoyed by the commercial properties located within its boundaries. Working together we have achieved positive results. The work, however goes on.

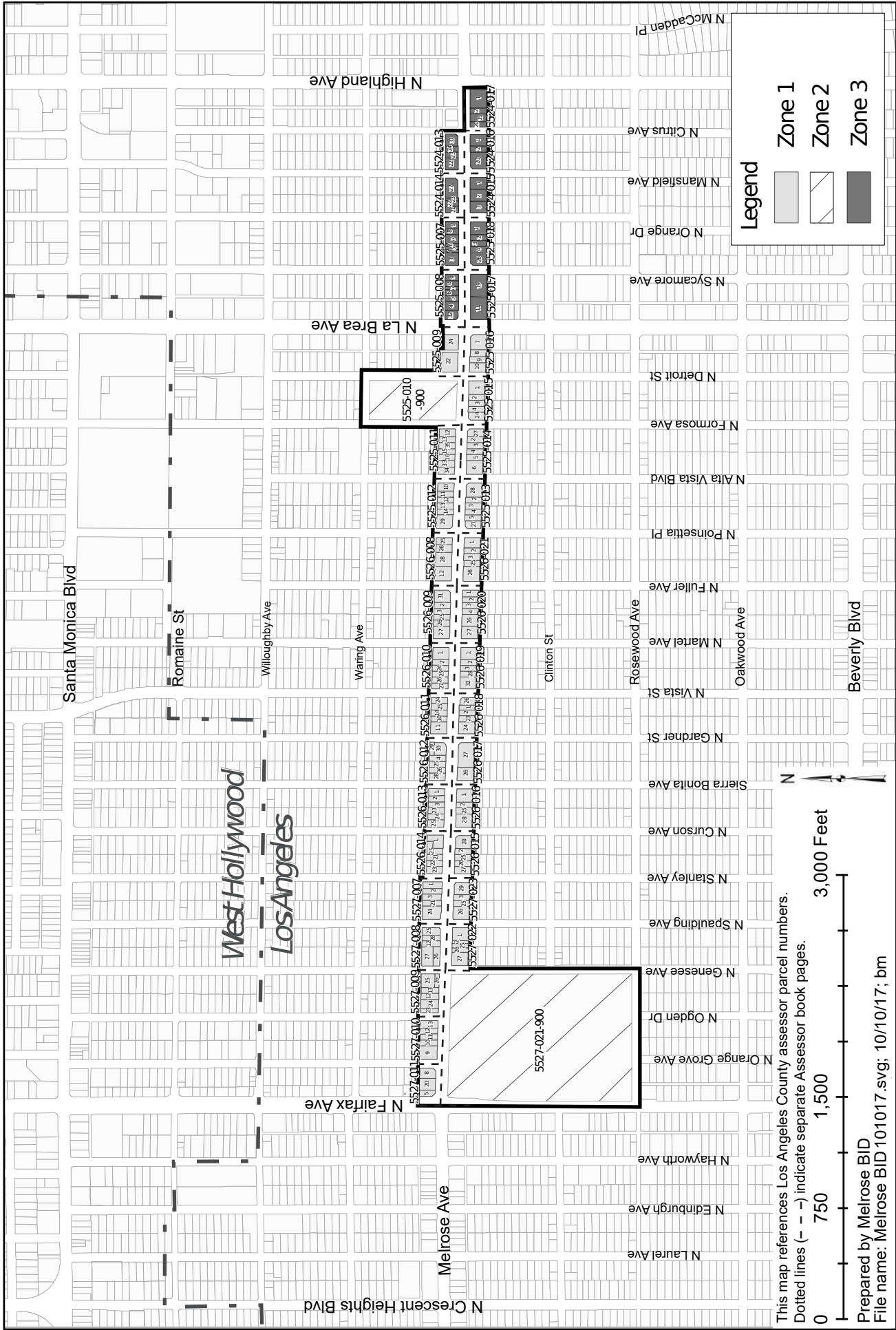
The Melrose BID is an important partner to the LAPD and I support the renewal of the Melrose BID. Melrose Avenue commercial property owners should sign a petition and vote to renew the BID so our partnership continues.

Very truly yours,

A handwritten signature in blue ink, appearing to read "A. Oddo".

ANTHONY ODDO, Captain  
Commanding Officer  
Wilshire Area

# Melrose BID Area



# THE TOP 12 THINGS

The Melrose BID Can Accomplish That Individual Property Owners Acting On Their Own Cannot



## BID INFO

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Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
 Julian Chicha, Treasurer  
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**BID Security Ambassador:** Riley Sherwood, 818.405.2615, MelroseBID-Ambassador@gmail.com

1. Negotiate/advocate based upon the representation of all—an association representing the business interests of an entire community has a more persuasive voice!
2. Leverage BID assessment funds to capture much larger **grants and outside funding**.
  - On-street parking restoration: **\$1 to \$2 million value**
  - Award of MTA pedestrian enhancements grant: **\$4 million value**
  - Capture of City "general benefit" funds: **\$31,000 per year**
  - Capture of DWP grant funds: \$5,000 per year (est)
3. Operate a street-long, financially sustainable **valet parking program that removes City imposed barriers** to enhanced development on Melrose.
4. Coordinate/manage City capital improvements to benefit Melrose business needs.
  - Mobility Plan 2035
  - Lobby for drainage improvement funding
  - Lobby for **alley repair funding**



BID security ambassador Riley Sherwood & LAPD

*"LAPD Wilshire Division and the Melrose BID are in partnership working to provide the best in police services for the Melrose business district."*

*~ Captain Rolando Solano, LAPD*

5. Bring commercial property owners and business neighbors together to work toward common goals; organizing business interests to achieve common interests. If the residential neighborhoods do it, shouldn't business?
6. **Perform regular, effective streetscape maintenance.**
7. Perform effective branding and marketing of the area as a whole.
  - Utilize platforms such as the Melrose BID website and social media to create a larger presence for the area than any individual business can do on its own.
8. Extend business interests to the public rights of way; plan and **install alley and pedestrian lighting** for safety and customer comfort.
9. **Provide for reduced cost sidewalk repairs** that the City will be mandating at savings for individual property owner.
10. Promote on-going working relationship with LAPD.
11. Provide **homeless services coordination and issue management.**
12. **Provide for specialized security/ambassador services** for the area, working hand-in-hand with the LAPD.



**MELROSE PBID  
MULTI-YEAR BUDGET / SERVICE PLAN  
2019**

| <b>ANNUAL BUDGET COSTS</b>                  | <b>Zone 1<br/>SP Ass'mts</b> | <b>Zone 2<br/>SP Ass'mts</b> | <b>Zone 3<br/>SP Ass'mts</b> | <b>Non Ass'mt*</b> | <b>Totals</b>    |
|---|------------------------------|------------------------------|------------------------------|--------------------|------------------|
| A. Ambassador / Security Services           | \$102,592                    | \$14,771                     | \$32,661                     | \$9,576            | \$159,600        |
| B. Landscaping, Sanitation & Beautification | \$92,564                     | \$13,328                     | \$29,468                     | \$8,640            | \$144,000        |
| C. Marketing & Promotions                   | \$87,272                     | \$0                          | \$27,784                     | \$7,344            | \$122,400        |
| D. Public Plaza or Farmer's Market          | \$1,410                      | \$0                          | \$0                          | \$90               | \$1,500          |
| E. New Business Attraction                  | \$1,070                      | \$0                          | \$340                        | \$90               | \$1,500          |
| F. Policy Dev. Mgmt. & Administration       | \$80,994                     | \$11,662                     | \$25,785                     | \$7,560            | \$126,001        |
| G. Office, Insurance, Accounting & Other    | \$34,949                     | \$5,032                      | \$11,126                     | \$3,262            | \$54,369         |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$400,851</b>             | <b>\$44,793</b>              | <b>\$127,164</b>             | <b>\$36,562</b>    | <b>\$609,370</b> |
| <b>Sub-Total</b>                            |                              | <b>\$572,808</b>             |                              |                    |                  |
| <b>GRAND TOTAL PBID BUDGET</b>              |                              |                              | <b>\$609,370</b>             |                    |                  |



## CLEAN STREET STATISTICS



| SERVICES       | 2014  | 2015  | 2016  | 2017  |
|----------------|-------|-------|-------|-------|
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| STICKERS       | 2230  | 2191  | 1310  | 1141  |
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| SWEEPING TONS  | 18.91 | 21.16 | 13.67 | 14.64 |
| TOTAL TONS     | 74.50 | 82.60 | 91.88 | 88.40 |



## SECURITY AMBASSADOR STATS

| BIZ INITIATED | + | OFFICER INITIATED | } TOTAL INCIDENTS |
|---------------|---|-------------------|-------------------|
| 265           |   | 766               |                   |
| TRANSIENT YES | + | TRANSIENT NO      | 1031              |
| 963           |   | 68                |                   |

**NAKED MAN**  
RUNNING AROUND  
SCREAMING

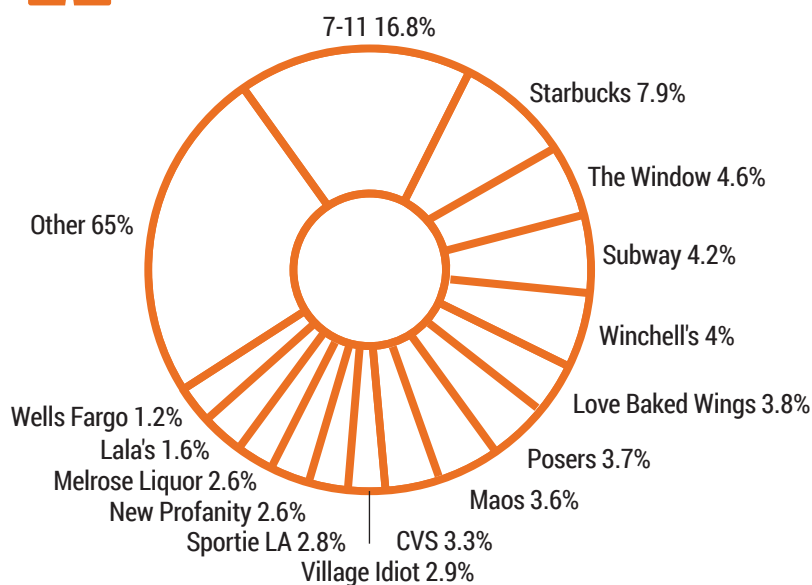
TRANSIENTS  
STARTING  
**FIRES IN THE ALLEY**

MAN GRABBED WOMAN'S PURSE  
**AND RAN DOWN THE ALLEY**  
BID SECURITY FOLLOWS &  
HELPS LAPD MAKE ARREST

**MAN ON RESTAURANT ROOFTOP**  
SCREAMING AT CUSTOMERS.  
BID SECURITY HELPS BRING  
HIM DOWN & GET HIM ARRESTED

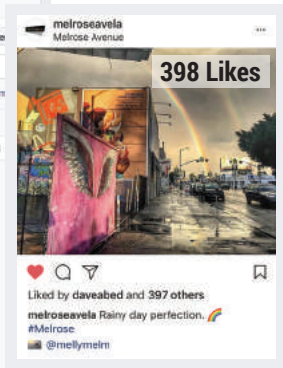


## INCIDENT LOCATIONS





HIGH RATE OF  
**ENGAGEMENT**  
ON POSTS



**TWITTER**  
@MELROSEAVELA

33,000 followers

**INSTAGRAM**  
@MELROSEAVELA

8266 followers

**FACEBOOK**  
@MELROSE AVE L.A.

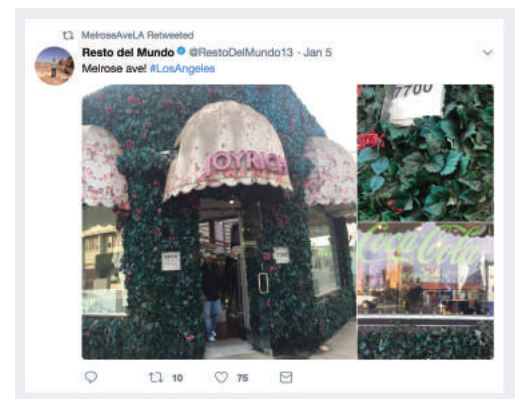
8105 likes

## SOCIAL MEDIA STATISTICS



ORIGINAL MELROSE  
**BLOG STORIES**  
WRITTEN & POSTED

**152**



## WEB STATISTICS



|                         |         |      |
|-------------------------|---------|------|
| NEW USERS 2017          | 123,820 | +89% |
| NEW USERS 2015          | 14,063  |      |
| PAGE VIEWS 2017         | 322,050 | +89% |
| PAGE VIEWS 2015         | 36,002  |      |
| MOBILE TRAFFIC 2017     | 87,944  | +93% |
| MOBILE TRAFFIC 2015     | 5,954   |      |
| BOUNCE RATE 2017        | 57%     | -19% |
| BOUNCE RATE 2015        | 68%     |      |
| AGE GROUP 18-24 2017    | 46%     | +50% |
| AGE GROUP 18-24 2015    | 23%     |      |
| FACEBOOK REFERRALS 2017 | 5666    | +85% |
| FACEBOOK REFERRALS 2015 | 842     |      |



MELROSE MERCHANT  
**POSTS RETWEETED**  
DAILY

2015 WEB TRAFFIC  
MALE/FEMALE  
**60%/40%**



2017 WEB TRAFFIC  
MALE/FEMALE  
**50%/50%**





## **MTA CALL FOR PROJECTS GRANT SUMMARY**

The Metro Call for Projects will provide funding for a wide array of pedestrian improvements along Melrose Avenue between Fairfax Avenue and Highland Avenue. The general types and amounts of improvements were specified in the application. For certain improvements, the locations were identified with a high level of specificity. Other improvements were described with less specificity, and provide the Melrose BID with more discretion regarding design and precise locations. There likely would be some limited ability to shift funding among categories. However, all of the funding is currently allocated either to specific line items, or overhead-type costs.

### **PROJECT BUDGET: \$3,556,333**

- City match: \$500,000
- Melrose BID match \$150,000

### **PROJECT ELEMENTS:**

#### **SPECIFIC IMPROVEMENTS AT SPECIFIC LOCATIONS**

1. Sidewalks: Widen sidewalks on both sides of Melrose between Orange Grove and Ogden near Fairfax High School. Approx. \$1,000,000.
2. Curb ramp upgrades with truncated domes: 82 locations: approx. \$300,000
3. Upgrade existing crosswalks to high-visibility "Continental" crosswalks with advance stop bars: approx. \$100,000

#### **SPECIFIC IMPROVEMENTS WITH SOME FLEXIBILITY RE: LOCATIONS**

4. Pedestrian-Lighting: 60 new light posts at transit stops: \$750,000
5. Street Furniture:
  - a. Benches: 20 @ \$1,500 each
  - b. Trash Cans: 30 @ \$1,200 each
  - c. Bike Racks: 40 @ \$600 each
6. Shade Trees:
  - a. New Trees: 50 24" box trees @ \$650 each.
  - b. Existing Trees: \$24,000 for canopy pruning and root pruning
  - c. Tree Removal: \$39,000 for removal of 30 trees.
7. Sidewalk Repair:

#### **LESS SPECIFIC IMPROVEMENTS WITH MORE FLEXIBILITY RE: DESIGN AND LOCATION**

8. Landscaping: 10,000 square feet of drought-tolerant landscaping in existing or new parkways: approx. \$250,000

# 2015 ACCOMPLISHMENTS

First Year Accomplishments of the Melrose BID



## BID INFO

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 Julian Chicha, Treasurer  
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 Fred Rosenthal, Board Member

### Staff:

Donald Duckworth, Executive Director  
 Kim Sudhalter, Marketing  
 CleanStreet, Streetscape Clean-Up

### Meetings:

**BID Board Meetings:**  
 10am on the 2nd Friday of the month. Hope Lutheran Church, 6720 Melrose

### Resources:

**BID Office:** 323.525.0840  
**BID Email:** duckworth.donald@gmail.com  
**LAPD:** SLO Inga Wecker (213) 793-0708, 37580@lapd.lacity.org  
**BID Security Ambassador:**  
 Riley Sherwood, 818.405.2615, MelroseBID-Ambassador@gmail.com

**The Melrose BID commenced operations in April, 2014. In the last year we have accomplished a great deal. Following is a list of our top achievements to date:**

- **Street Cleaning:** Initiated streetscape clean-up: street sweeping, trash collection, installed decorative receptacles, alley clean-up, sidewalk pressure washing, graffiti and sticker removal, weed abatement. We remove more than 4+ tons of trash per month (per landfill records)!
- **Sidewalk Repair:** At Highland, Martel and 7558 Melrose.
- **Newsletter:** Published Quarterly "Melrose BID Newsletter."
- **Sister Streets Program:** Established a fashion industry "Sister Streets" relationship with Harajuku shopping district in Tokyo, Japan.
- **Website/Social Media:** Developed and launched MelroseAveLA.com website and Social Media pages:
  - Facebook (MelroseAve L.A.),
  - Twitter (@MelroseAveLA) and
  - Instagram (@MelroseAveLA)
- **Advocacy:** Conducted business advocacy with governmental permit agencies for Bugatta, Tatsu Ramen, The Village Idiot, and others.
- **Trees:** Trimmed all Melrose trees.
- **Pole Banners:** Installed on-going street pole banner program featuring key Melrose attributes: Arts, Eats, Finds, Ideas, Play, and Style.
- **Parking:** Initiated multi-pronged parking enhancement efforts designed to: 1) increase on-street parking; 2) plan for valet parking pilot program per West 3rd Street; 3) enhance new lot parking; 4) test rideshare incentives; 5) develop an employee parking plan; and 6) work with neighbors.
- **Meetings:** Reached out and conducted meetings with: property owners, business owners, Neighborhood Councils, schools, MelroseAction, MelroseVillage Blog, LAPD, City Council Office and others.
- **Sidewalk Improvements:** Advocated at City Hall for a business sensitive Sidewalk Repair Program and a prohibition of sidewalk vending as unfair competition.
- **Events:** Produced special events to energize business vitality: First Thursday FameFest events, Small Business Saturday, Sidewalk Sales and holiday promotional events.
- **Homeless Issues:** Contracted with PATH to provide homeless services.
- **Fresh & Easy:** Advocated for occupancy @ 7500 Melrose with property owner and council office.
- **Art Program:** Produced utility vault art installation and a series of murals at Melrose Elementary School.
- **Grants:** The Melrose BID has applied for a multi-million \$ MTA grant for streetscape improvements. Applied for additional grants for other future improvements

# 2016 ACCOMPLISHMENTS

## Second Year Accomplishments of the Melrose BID



### BID INFO

#### Board of Directors:

Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
 Julian Chicha, Treasurer  
 Pierson Blaetz, Bd. Member  
 Isack Fadlon, Bd. Member  
 Daniel Farasat, Bd. Member  
 Fred Rosenthal, Bd. Member

#### Staff:

Donald Duckworth,  
 Executive Director  
 Kim Sudhalter, Marketing

#### Meetings:

##### BID Board Meetings:

10am on the 2nd Friday of  
 the month. Hope Lutheran  
 Church, 6720 Melrose

#### Resources:

**BID Office:** (323) 525-0840

**BID Email:** duckworth.don-  
 ald@gmail.com

**LAPD:** SLO Inga Wecker  
 (213) 793-0708,  
 37580@lapd.lacity.org

#### BID Security Ambassador:

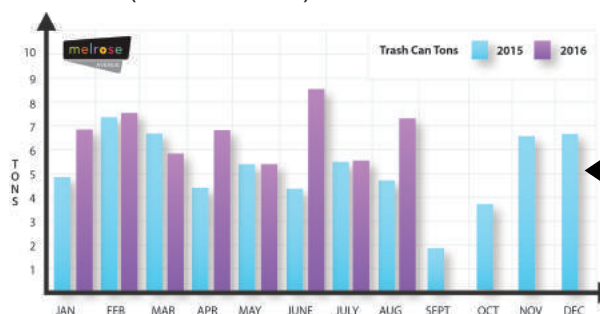
Riley Sherwood,  
 (818) 405-2615, MelroseBID-  
 Ambassador@gmail.com

**Graffiti Removal & Sidewalk  
 Cleaning:** Contact BID

#### CM Paul Koretz:

John Darnell, Sr. Field Deputy  
 (323) 866-1828,  
 john.darnell@lacity.org

- The Melrose BID was awarded a **\$4 million MTA grant** for streetscape / pedestrian oriented improvements. The **Melrose Future Vision Project**, which will recommend specific improvements, is concluding now.
- Installed 60 decorative trash receptacles, branded with Melrose Avenue LA. logo
- Provided streetscape clean-up services: street sweeping, trash collection, alley clean-up, sidewalk pressure washing, graffiti & sticker removal, and weed abatement. **Over 7.7 tons of waste collected per month!** (See chart below)
- Initiated 40 hours / week **Security Ambassador Patrol** to assist business and property owners in managing homeless and quality of life crime control needs.
- Initiated provision of **homeless placement services** through Homeless Task Force of Venice 4 Square Church.
- Continued implementation of **parking enhancement** efforts: 1) increased on-street parking; 2) planned for Melrose Avenue universal valet parking plan similar to that on West 3rd Street.
- Melrose BID sponsored / coordinated City adoption of its **valet parking program** as an approved alternative to meeting City parking requirements for Spartina Restaurant and 7265 Melrose (new restaurant). This new tool is available to all Melrose businesses.



*"Customers have lots of choices about where to spend their money. They don't like to shop in trashy, dirty areas. That's why the BID collects over 7.7 tons of debris every month." ~ Don Duckworth*

- Actively updated MelroseAveLA.com blog stories and store listings on website to market and promote business.
- Conducted **active social media marketing** of Melrose Avenue through: Facebook (MelroseAve L.A.) 5,588 likes; Twitter (@MelroseAveLA) 33,400 followers; and Instagram (@MelroseAveLA) 8,387 followers. These are tremendous numbers!
- Secured multi-year permit for on-going street pole banner program branding Melrose Ave LA: Arts, Eats, Finds, Ideas, Play, Style.
- Reached out and conducted property owner meetings, business owner meetings, Neighborhood Council meetings, meetings with schools, MelroseAction meetings, MelroseVillage Blog meetings, LAPD meetings, City Council Office meetings, and others.
- **Business advocacy** with governmental permit agencies for Bugatta, Tatsu Ramen, The Village Idiot, 2 new restaurants and others.
- Advocated at City Hall for a business sensitive **Sidewalk Repair Program** and a prohibition of sidewalk vending as unfair competition.
- Advocated for occupancy @ 7500 Melrose ("CVS site"). Trimmed all Melrose street trees. And published Quarterly "Melrose BID Newsletter"

# 2017 ACCOMPLISHMENTS

## Third Year Accomplishments of the Melrose BID



### BID INFO

#### Board of Directors:

Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
 Julian Chicha, Treasurer  
 Pierson Blaetz, Greenway Arts Alliance  
 Isack Fadlon, Board Member  
 Daniel Farasat, Board Member  
 Fred Rosenthal, Board Member

#### Staff:

Donald Duckworth, Executive Director  
 Kim Sudhalter, Marketing  
 CleanStreet, Streetscape  
 Clean-Up

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**BID Security Ambassador:** Riley Sherwood, 818.405.2615, MelroseBID-Ambassador@gmail.com

- **Future Vision Plan:** The Melrose BID developed a Strategic Action Plan entitled Melrose Future Vision for business revitalization on Melrose working closely with business stakeholders, City officials, community members, and professional revitalization consultants. The document is a step-by-step work program for economic revitalization. Some first steps have been taken; others remain for the Melrose BID renewal term.
- **Social Media:** A strategic social media plan was developed and implemented that directly targets ideal Melrose customer demographics. Since launch, 10,000 qualified followers have been garnered on Facebook and Instagram, along with 33,000 on Twitter.
- **Hollywood Specific Plan:** Specific language to facilitate real estate utilization on Melrose has been prepared and submitted for inclusion in the soon-to-be-vetted Hollywood Specific Plan Update2. This language will implement a number of aspects of the Melrose Future Vision Plan and is directed at zoning reform, reducing City process limitations that inhibit land use changes including parking, use, height, and other items. The new language would assist in installing / integrating pedestrian-oriented improvements on Melrose Ave and support grant funding for same.
- **Melrose BID Security Ambassador:** In the last year, the BID Security Ambassador has responded to and handled more than 1000 incidents ranging from trash and homeless complaints, to shoplifting and more criminal issues. Business and property owners have expressed a strong support for and on-going demand for these services. As a result the BID Board has proposed to extend the service hours so that the current 5-day coverage will be expanded to 7-day coverage.
- **LAPD Liaison & Coordination:** Melrose BID makes a significant effort to maintain on-going communications through its Sr. Lead Officer Inga Wecker and Command staff. In response to increasing disruptive behavior / petty crime during the summer months the BID increased its Security Ambassador patrols and varying its shift times. Also LAPD was requested to provide additional patrol presence, which resulted in horse-mounted patrols, and additional attention from the vice units. The BID has been informed that pending sworn officer deployment modifications may also provide additional resources to the area. It seems that LAPD's efforts have had the desired impact, although these efforts are necessarily on-going.
- **Clean:** Looking back over the last four years, we have seen some interesting patterns emerge: sticker placement and bulky item deposits have gone way down, while use of the trash cans and littering has increased.

| SERVICES       | 2014  | 2015  | 2016  | 2017  |
|----------------|-------|-------|-------|-------|
| BULKY ITEMS    | 1729  | 1836  | 1525  | 1502  |
| STICKERS       | 2230  | 2191  | 1310  | 1141  |
| TRASH CAN TONS | 55.59 | 61.44 | 78.21 | 73.76 |
| SWEEPING TONS  | 18.91 | 21.16 | 13.67 | 14.64 |
| TOTAL TONS     | 74.50 | 82.60 | 91.88 | 88.40 |

# 2017 ACCOMPLISHMENTS

Third Year Accomplishments of the Melrose BID



## BID INFO

### Board of Directors:

Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
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 Pierson Blaetz, Greenway Arts Alliance  
 Isack Fadlon, Board Member  
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**BID Security Ambassador:**  
 Riley Sherwood,  
 818.405.2615, MelroseBID-Ambassador@gmail.com

Cont. from pg.1

- **Enforcement Against Illegal "Pot Shops":** Melrose is approved for only one legal "pot shop." At the time of BID initiation there were more than fifteen (15) operating within its boundaries, which saturated the area with related problems. Melrose BID has been working with the City Attorney's Office Neighborhood Prosecutor and the LAPD to close the illegal businesses. To date, about half of the offenders have been closed and the remaining few are targeted for attention.
- **Universal Valet Parking Program:** Melrose BID continues to implement its Universal Valet Parking Program to the benefit of Melrose business and property owners. A number of restaurants and retail businesses have used the program to meet City entitlement requirements. Two parking locations, one on the west end of Melrose and another at Melrose Elementary School, are planned.
- **Customer Foot Traffic:** Customer foot traffic on Melrose Avenue has increased recently which seems attributable, in large part, to the BID's aggressive social media campaigns. Potential visitors / shoppers learn about new places to shop and eat mostly on social media. They visit these destinations on Melrose and then walk the street, thereby discovering new places they might not have known about otherwise.
- **Sidewalks:** The BID facilitated sidewalk repairs for several property owners, including Josette LeBlond at 707 N. Stanley Avenue during the year.
- **New Crosswalks:** Melrose BID has requested two (2) new crosswalks, one at Orange Avenue & another at Stanley Avenue. The Office of City Councilman Paul Koretz has agreed to support this request, which is currently being processed by the Department of Transportation. Funding and timing issues remain to be resolved although it seems clear that the MTG Grant that has been received will serve those needs. Another crosswalk has been requested by property and business owners at Vista and that request is being processed as well.
- **Alley Repair:** The BID Board has conducted a detailed, technical evaluation of all of the alleys to the north and south of Melrose Avenue within the BID's footprint. Gradients of all alleys as to the urgency and relative cost of repairs have been made. Work will continue with the goal of preparing a strategy for funding necessary alley work.

MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

| # | APN | PROPERTY OWNER |
|---|-----|----------------|
|---|-----|----------------|

| Zone 1 Fairfax to La Brea |              |  |
|---------------------------|--------------|--|
| 1                         | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                  |
| 2                         | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                    |
| 3                         | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                |
| 4                         | 5525-011-013 | HAGER DAVID AND JUDITH                                     |
| 5                         | 5525-011-015 | STERM MIKE AND DENISE                                      |
| 6                         | 5525-011-016 | STERM MIKE AND DENISE                                      |
| 7                         | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST              |
| 8                         | 5525-011-034 | KRIEGLER ETELMA M TRUST ETELMA M KRIEGLER TRUST            |
| 9                         | 5525-011-035 | 7213 MELROSE LLC   |
| 10                        | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                               |
| 11                        | 5525-012-011 | KERMANI BENAMIN  |
| 12                        | 5525-012-012 | 7261 MELROSE AVENUE LLC                                    |
| 13                        | 5525-012-013 | 7265 MELROSE AVENUE LLC                                    |
| 14                        | 5525-012-014 | WERKOW STEVEN A ET AL                                      |
| 15                        | 5525-012-029 | BEHNU UP   |
| 16                        | 5525-013-002 | 1040 N WESTERN LLC   |
| 17                        | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                 |
| 18                        | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                 |
| 19                        | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                   |
| 20                        | 5525-013-027 | GROUNDINGS CORPORATION                                     |
| 21                        | 5525-013-028 | SIP 4500 LLC   |
| 22                        | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                        |
| 23                        | 5525-014-003 | N AND H PARTNERS LLC                                       |
| 24                        | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                       |
| 25                        | 5525-014-005 | SANDO PLACE LLC  |
| 26                        | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                  |
| 27                        | 5525-014-027 | 7200 MELROSE LLC   |
| 28                        | 5525-015-001 | 7150 MELROSE LLC   |
| 29                        | 5525-015-002 | FADLOON ASHER AND CARMELA                                  |
| 30                        | 5525-015-003 | 7 MELROSE LLC  |
| 31                        | 5525-015-004 | ONE WAY REAL ESTATE LLC                                    |
| 32                        | 5525-015-024 | 7174 MELROSE AVENUE LLC                                    |
| 33                        | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                       |
| 34                        | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                       |
| 35                        | 5525-016-009 | JORDAN EDD M   |
| 36                        | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHIA AND REFOUA MOIS               |
| 37                        | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                           |
| 38                        | 5526-008-025 | STIGLITZ ALEX J AND ELIA H                                 |
| 39                        | 5526-008-026 | GROUNDINGS   |
| 40                        | 5526-008-028 | MELROSE ASPIRATIONS LLC                                    |
| 41                        | 5526-009-002 | 7361 MELROSE AVENUE LLC                                    |
| 42                        | 5526-009-003 | ROSENTHAL ARIELLE F TRUST ROSENTHAL FAMILY TRUST           |
| 43                        | 5526-009-025 | COLABELLA PROPERTIES                                       |
| 44                        | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                  |
| 45                        | 5526-009-027 | WINNETT KENNETH R TRUST                                    |
| 46                        | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST              |
| 47                        | 5526-010-001 | JEBEIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU |
| 48                        | 5526-010-002 | JEBEIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU |
| 49                        | 5526-010-024 | ROSENTHAL ARIELLE F TRUST ROSENTHAL FAMILY TRUST           |
| 50                        | 5526-010-025 | BRS LLC  |
| 51                        | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                        |
| 52                        | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                             |
| 53                        | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                 |
| 54                        | 5526-011-011 | BUTZ RICHARD AND MELINDA TRUST BUTZ FAMILY TRUST           |
| 55                        | 5526-011-014 | 7449 MELROSE LLC   |
| 56                        | 5526-011-024 | LEHOANG MIKE M AND DZUNG AND LE DUC H                      |
| 57                        | 5526-011-025 |  |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|

|     |     |     |            |            |       |
|-----|-----|-----|------------|------------|-------|
| 133 | 110 | 243 | \$2,379.72 | \$6,293.21 | 1.10% |
| 105 | 101 | 206 | \$2,017.38 | \$4,091.45 | 0.71% |
| 54  | 110 | 164 | \$1,606.07 | \$4,399.32 | 0.77% |
| 40  |     | 40  | \$391.72   | \$2,047.04 | 0.36% |
| 40  |     | 40  | \$391.72   | \$1,563.77 | 0.27% |
| 40  |     | 40  | \$391.72   | \$1,590.34 | 0.28% |
| 46  |     | 46  | \$460.48   | \$2,034.54 | 0.36% |
| 48  | 110 | 158 | \$1,547.31 | \$2,689.85 | 0.47% |
| 40  |     | 40  | \$391.72   | \$1,563.77 | 0.27% |
| 54  | 110 | 164 | \$1,606.07 | \$5,089.98 | 0.89% |
| 40  |     | 40  | \$391.72   | \$1,684.79 | 0.29% |
| 40  |     | 40  | \$391.72   | \$1,902.56 | 0.33% |
| 40  |     | 40  | \$391.72   | \$1,914.18 | 0.33% |
| 40  |     | 40  | \$391.72   | \$1,922.49 | 0.34% |
| 90  | 103 | 193 | \$1,890.07 | \$4,316.67 | 0.75% |
| 40  |     | 40  | \$391.72   | \$1,972.31 | 0.34% |
| 40  |     | 40  | \$391.72   | \$1,756.41 | 0.31% |
| 40  |     | 40  | \$391.72   | \$2,339.33 | 0.41% |
| 40  |     | 40  | \$391.72   | \$1,903.56 | 0.33% |
| 48  | 103 | 151 | \$1,478.76 | \$3,371.72 | 0.59% |
| 90  | 103 | 193 | \$1,890.07 | \$5,840.19 | 1.02% |
| 40  |     | 40  | \$391.72   | \$1,518.51 | 0.27% |
| 40  |     | 40  | \$391.72   | \$1,524.12 | 0.27% |
| 40  |     | 40  | \$391.72   | \$1,756.41 | 0.31% |
| 40  |     | 40  | \$391.72   | \$1,756.41 | 0.31% |
| 94  | 110 | 204 | \$1,997.79 | \$4,933.64 | 0.86% |
| 50  | 106 | 156 | \$1,527.72 | \$3,543.42 | 0.62% |
| 92  | 110 | 202 | \$1,978.21 | \$4,726.15 | 0.83% |
| 40  |     | 40  | \$391.72   | \$1,922.49 | 0.34% |
| 40  |     | 40  | \$391.72   | \$2,339.33 | 0.41% |
| 40  |     | 40  | \$391.72   | \$1,793.78 | 0.31% |
| 48  | 103 | 151 | \$1,478.76 | \$3,318.83 | 0.58% |
| 96  | 103 | 199 | \$1,948.83 | \$3,633.76 | 0.63% |
| 50  |     | 50  | \$489.65   | \$1,342.55 | 0.23% |
| 40  |     | 40  | \$391.72   | \$1,810.18 | 0.32% |
| 63  | 110 | 173 | \$1,694.21 | \$3,781.51 | 0.66% |
| 100 | 110 | 210 | \$2,056.55 | \$4,654.33 | 0.81% |
| 49  | 110 | 159 | \$1,557.10 | \$3,784.24 | 0.66% |
| 49  |     | 49  | \$479.86   | \$2,356.80 | 0.41% |
| 96  |     | 96  | \$940.14   | \$4,881.35 | 0.85% |
| 40  |     | 40  | \$391.72   | \$2,387.49 | 0.42% |
| 40  |     | 40  | \$391.72   | \$1,706.59 | 0.30% |
| 40  |     | 40  | \$391.72   | \$1,889.27 | 0.33% |
| 40  |     | 40  | \$391.72   | \$1,764.72 | 0.31% |
| 85  | 110 | 195 | \$1,909.65 | \$5,002.36 | 0.88% |
| 80  | 103 | 183 | \$1,792.14 | \$4,474.55 | 0.78% |
| 80  | 110 | 190 | \$1,860.69 | \$4,357.41 | 0.76% |
| 40  |     | 40  | \$391.72   | \$2,156.03 | 0.38% |
| 40  |     | 40  | \$391.72   | \$1,962.76 | 0.34% |
| 40  |     | 40  | \$391.72   | \$1,507.30 | 0.26% |
| 40  |     | 40  | \$391.72   | \$1,639.12 | 0.29% |
| 40  |     | 40  | \$391.72   | \$2,499.85 | 0.44% |
| 150 | 110 | 150 | \$1,468.96 | \$1,966.08 | 0.34% |
| 40  |     | 40  | \$391.72   | \$2,499.85 | 0.44% |
| 80  | 110 | 190 | \$1,860.69 | \$6,196.67 | 1.08% |
| 41  |     | 41  | \$401.52   | \$1,680.61 | 0.29% |
| 37  | 110 | 147 | \$1,438.58 | \$2,952.48 | 0.52% |
| 45  |     | 45  | \$440.69   | \$1,995.12 | 0.35% |

|        |        |        |            |  |
|--------|--------|--------|------------|--|
| 7,629  | 7,629  | 7,629  | \$1,583.72 |  |
| 2,008  | 2,008  | 2,008  | \$416.84   |  |
| 8,913  | 8,913  | 8,913  | \$1,850.26 |  |
| 4,600  | 4,600  | 4,600  | \$954.92   |  |
| 2,272  | 2,272  | 2,272  | \$471.65   |  |
| 2,400  | 2,400  | 2,400  | \$498.22   |  |
| 3,756  | 3,756  | 3,756  | \$779.71   |  |
| 1,462  | 1,462  | 1,462  | \$303.50   |  |
| 2,272  | 2,272  | 2,272  | \$471.65   |  |
| 12,240 | 12,240 | 12,240 | \$2,540.92 |  |
| 2,855  | 2,855  | 2,855  | \$592.67   |  |
| 3,904  | 3,904  | 3,904  | \$810.44   |  |
| 3,960  | 3,960  | 3,960  | \$822.06   |  |
| 4,000  | 4,000  | 4,000  | \$830.37   |  |
| 4,190  | 4,190  | 4,190  | \$869.81   |  |
| 4,240  | 4,240  | 4,240  | \$880.19   |  |
| 3,200  | 3,200  | 3,200  | \$664.29   |  |
| 6,008  | 6,008  | 6,008  | \$1,247.21 |  |
| 3,904  | 3,904  | 3,904  | \$810.44   |  |
| 4,843  | 4,843  | 4,843  | \$1,005.37 |  |
| 11,368 | 11,368 | 11,368 | \$2,359.90 |  |
| 2,054  | 2,054  | 2,054  | \$426.39   |  |
| 2,081  | 2,081  | 2,081  | \$432.00   |  |
| 3,200  | 3,200  | 3,200  | \$664.29   |  |
| 3,200  | 3,200  | 3,200  | \$664.29   |  |
| 6,226  | 6,226  | 6,226  | \$1,292.47 |  |
| 5,241  | 5,241  | 5,241  | \$1,087.99 |  |
| 5,488  | 5,488  | 5,488  | \$1,139.26 |  |
| 4,000  | 4,000  | 4,000  | \$830.37   |  |
| 6,008  | 6,008  | 6,008  | \$1,247.21 |  |
| 3,380  | 3,380  | 3,380  | \$701.66   |  |
| 4,645  | 4,645  | 4,645  | \$964.36   |  |
| 0      | 0      | 0      | \$0.00     |  |
| 0      | 0      | 0      | \$0.00     |  |
| 3,459  | 3,459  | 3,459  | \$718.06   |  |
| 4,744  | 4,744  | 4,744  | \$984.81   |  |
| 4,063  | 4,063  | 4,063  | \$843.44   |  |
| 6,587  | 6,587  | 6,587  | \$1,367.41 |  |
| 4,900  | 4,900  | 4,900  | \$1,017.20 |  |
| 10,911 | 10,911 | 10,911 | \$2,265.03 |  |
| 6,240  | 6,240  | 6,240  | \$1,295.37 |  |
| 2,960  | 2,960  | 2,960  | \$614.47   |  |
| 3,840  | 3,840  | 3,840  | \$797.15   |  |
| 3,240  | 3,240  | 3,240  | \$672.60   |  |
| 8,006  | 8,006  | 8,006  | \$1,661.98 |  |
| 6,072  | 6,072  | 6,072  | \$1,260.50 |  |
| 5,280  | 5,280  | 5,280  | \$1,096.08 |  |
| 5,125  | 5,125  | 5,125  | \$1,063.91 |  |
| 4,194  | 4,194  | 4,194  | \$870.64   |  |
| 2,000  | 2,000  | 2,000  | \$415.18   |  |
| 2,635  | 2,635  | 2,635  | \$547.00   |  |
| 1,592  | 1,592  | 1,592  | \$330.49   |  |
| 4,210  | 4,210  | 4,210  | \$873.96   |  |
| 14,140 | 14,140 | 14,140 | \$2,935.35 |  |
| 2,688  | 2,688  | 2,688  | \$558.01   |  |
| 4,134  | 4,134  | 4,134  | \$858.18   |  |
| 3,680  | 3,680  | 3,680  | \$763.94   |  |

|        |        |        |            |  |
|--------|--------|--------|------------|--|
| 14,636 | 14,636 | 14,636 | \$2,329.77 |  |
| 10,411 | 10,411 | 10,411 | \$1,657.23 |  |
| 5,924  | 5,924  | 5,924  | \$942.99   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 5,053  | 5,053  | 5,053  | \$804.34   |  |
| 5,271  | 5,271  | 5,271  | \$859.04   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 5,924  | 5,924  | 5,924  | \$942.99   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 10,324 | 10,324 | 10,324 | \$1,643.38 |  |
| 5,828  | 5,828  | 5,828  | \$927.71   |  |
| 10,106 | 10,106 | 10,106 | \$1,608.68 |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 5,502  | 5,502  | 5,502  | \$875.81   |  |
| 10,585 | 10,585 | 10,585 | \$1,684.93 |  |
| 5,358  | 5,358  | 5,358  | \$852.89   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 6,926  | 6,926  | 6,926  | \$1,102.49 |  |
| 11,021 | 11,021 | 11,021 | \$1,754.33 |  |
| 5,401  | 5,401  | 5,401  | \$859.74   |  |
| 5,401  | 5,401  | 5,401  | \$859.74   |  |
| 10,530 | 10,530 | 10,530 | \$1,676.18 |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 9,365  | 9,365  | 9,365  | \$1,490.73 |  |
| 8,939  | 8,939  | 8,939  | \$1,422.92 |  |
| 8,799  | 8,799  | 8,799  | \$1,400.63 |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 4,400  | 4,400  | 4,400  | \$700.40   |  |
| 8,799  | 8,799  | 8,799  | \$1,400.63 |  |
| 4,530  | 4,530  | 4,530  | \$721.09   |  |
| 4,113  | 4,113  | 4,113  | \$654.71   |  |
| 4,966  | 4,966  | 4,966  | \$790.49   |  |

MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

| #   | APN          | PROPERTY OWNER   | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----|--------------|--|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 58  | 5526-012-004 | BRENNER PHILIP R JR TRUST PATRICIA Z BRENNER DECEASED TR   | 4,400          | 4,400                        | \$700.40               | 2,257            | 2,257                        | \$488.53               | 40                |                           | 40                         | \$391.72             | \$1,560.65                  | 0.27%      |
| 59  | 5526-012-025 | JOLIE MELROSE LLC  | 4,400          | 4,400                        | \$700.40               | 1,730            | 1,730                        | \$359.13               | 40                |                           | 40                         | \$391.72             | \$1,451.25                  | 0.25%      |
| 60  | 5526-012-026 | HERSON PROPERTIES LLC                                      | 4,400          | 4,400                        | \$700.40               | 5,349            | 5,349                        | \$1,110.41             | 40                |                           | 40                         | \$391.72             | \$2,202.53                  | 0.38%      |
| 61  | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 5,489          | 5,489                        | \$873.74               | 3,907            | 3,907                        | \$811.06               | 50                | 110                       | 160                        | \$1,566.90           | \$3,251.70                  | 0.57%      |
| 62  | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 2,701          | 2,701                        | \$429.55               | 2,832            | 2,832                        | \$587.90               | 0                 | 30                        | 30                         | \$391.72             | \$1,311.64                  | 0.23%      |
| 63  | 5526-012-030 | L B DEVELOPMENT COMPANY                                    | 6,826          | 6,826                        | \$1,086.57             | 3,794            | 3,794                        | \$787.60               | 83                | 73                        | 156                        | \$1,527.72           | \$3,401.89                  | 0.59%      |
| 64  | 5526-013-001 | DEMIRCIFF STEVE AND ARYET TRUST DEMIRCIFF FAMILY TRUST     | 5,489          | 5,489                        | \$873.74               | 6,763            | 6,763                        | \$1,403.94             | 50                | 110                       | 160                        | \$1,566.90           | \$3,844.58                  | 0.67%      |
| 65  | 5526-013-002 | BUTZ RICHARD COMPANY TRUST BUTZ FAMILY TRUST               | 4,400          | 4,400                        | \$700.40               | 3,866            | 3,866                        | \$802.55               | 40                |                           | 40                         | \$391.72             | \$1,894.67                  | 0.33%      |
| 66  | 5526-013-003 | 7561 MELROSE LLC   | 4,400          | 4,400                        | \$700.40               | 2,800            | 2,800                        | \$581.26               | 40                |                           | 40                         | \$391.72             | \$1,673.38                  | 0.29%      |
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                       | 4,400          | 4,400                        | \$700.40               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC             | 4,400          | 4,400                        | \$700.40               | 3,680            | 3,680                        | \$763.94               | 40                |                           | 40                         | \$391.72             | \$1,856.06                  | 0.32%      |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                               | 5,489          | 5,489                        | \$873.74               | 7,397            | 7,397                        | \$1,535.56             | 50                | 110                       | 160                        | \$1,566.90           | \$3,976.19                  | 0.69%      |
| 70  | 5526-014-001 | HARRHAM FAMILY ENTERPRISES LP ET AL & HARRHAM EREN         | 7,971          | 7,971                        | \$1,268.83             | 5,400            | 5,400                        | \$1,120.99             | 90                | 110                       | 200                        | \$1,958.62           | \$4,348.45                  | 0.76%      |
| 71  | 5526-014-001 | MELROSE PROPERTY COMPANY LLC                               | 4,400          | 4,400                        | \$700.40               | 3,840            | 3,840                        | \$797.15               | 40                |                           | 40                         | \$391.72             | \$1,889.27                  | 0.33%      |
| 72  | 5526-014-022 | GUITT ANDREW AND MELBA TRUST GUITT FAMILY TRUST AND        | 4,400          | 4,400                        | \$700.40               | 4,800            | 4,800                        | \$996.44               | 40                |                           | 40                         | \$391.72             | \$2,088.56                  | 0.36%      |
| 73  | 5526-014-022 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                  | 5,350          | 5,350                        | \$851.62               | 3,474            | 3,474                        | \$721.17               | 50                | 107                       | 157                        | \$1,537.52           | \$3,110.31                  | 0.54%      |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                               | 6,199          | 6,199                        | \$986.76               | 4,200            | 4,200                        | \$871.88               | 40                |                           | 40                         | \$391.72             | \$2,250.37                  | 0.39%      |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                         | 4,400          | 4,400                        | \$700.40               | 3,800            | 3,800                        | \$788.85               | 40                |                           | 40                         | \$391.72             | \$1,880.97                  | 0.33%      |
| 76  | 5526-015-025 | MELROSE RENTALS LLC  | 4,400          | 4,400                        | \$700.40               | 2,400            | 2,400                        | \$488.22               | 40                |                           | 40                         | \$391.72             | \$1,590.34                  | 0.28%      |
| 77  | 5526-015-026 | MONTE NAPOLEONE INC  | 4,400          | 4,400                        | \$700.40               | 4,000            | 4,000                        | \$830.37               | 40                |                           | 40                         | \$391.72             | \$1,922.49                  | 0.34%      |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                                 | 5,500          | 5,500                        | \$875.50               | 2,304            | 2,304                        | \$478.29               | 50                | 110                       | 160                        | \$1,566.90           | \$2,920.68                  | 0.51%      |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SVLIA TRUST WEINTRAUB FAMILY TR      | 9,278          | 9,278                        | \$1,476.88             | 14,626           | 14,626                       | \$3,036.24             | 84                | 103                       | 187                        | \$1,831.31           | \$6,344.43                  | 1.11%      |
| 80  | 5526-016-001 | MAINI CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST     | 9,888          | 9,888                        | \$1,573.98             | 5,681            | 5,681                        | \$1,179.33             | 90                | 110                       | 200                        | \$1,958.62           | \$4,711.93                  | 0.82%      |
| 81  | 5526-016-002 | SDION INC  | 4,400          | 4,400                        | \$700.40               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 82  | 5526-016-025 | FISCH PROPERTIES LP  | 4,400          | 4,400                        | \$700.40               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 83  | 5526-016-025 | PSCH PROPERTIES LP   | 9,888          | 9,888                        | \$1,573.98             | 5,205            | 5,205                        | \$1,080.51             | 90                | 110                       | 200                        | \$1,958.62           | \$4,613.11                  | 0.81%      |
| 84  | 5526-017-026 | WINNET KENNETH R TRUST                                     | 9,900          | 9,900                        | \$1,575.89             | 5,292            | 5,292                        | \$1,098.57             | 90                | 110                       | 200                        | \$1,958.62           | \$4,613.09                  | 0.81%      |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                  | 17,860         | 17,860                       | \$2,842.97             | 15,546           | 15,546                       | \$3,227.22             | 163               | 103                       | 266                        | \$2,604.96           | \$8,675.16                  | 1.51%      |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 3,528          | 3,528                        | \$561.59               | 2,990            | 2,990                        | \$620.70               | 32                |                           | 32                         | \$313.38             | \$1,495.67                  | 0.26%      |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 1,760            | 1,760                        | \$365.36               | 40                |                           | 40                         | \$391.72             | \$1,492.02                  | 0.26%      |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 4,559            | 4,559                        | \$946.41               | 40                |                           | 40                         | \$391.72             | \$2,073.07                  | 0.36%      |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                      | 9,017          | 9,017                        | \$1,435.33             | 5,995            | 5,995                        | \$1,244.51             | 82                | 110                       | 192                        | \$1,880.27           | \$4,560.12                  | 0.80%      |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                         | 5,236          | 5,236                        | \$833.47               | 5,637            | 5,637                        | \$1,170.19             | 46                | 103                       | 149                        | \$1,459.17           | \$3,462.84                  | 0.60%      |
| 91  | 5526-019-001 | JANCO J LULIUS AND SUSAN TRUST J LULIUS AND SUSAN JANCO TH | 8,799          | 8,799                        | \$1,400.63             | 12,410           | 12,410                       | \$2,576.21             | 80                | 110                       | 190                        | \$1,860.69           | \$5,837.53                  | 1.02%      |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.40               | 1,844            | 1,844                        | \$382.80               | 40                |                           | 40                         | \$391.72             | \$1,474.92                  | 0.26%      |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.40               | 4,020            | 4,020                        | \$834.52               | 40                |                           | 40                         | \$391.72             | \$1,926.64                  | 0.34%      |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.40               | 3,411            | 3,411                        | \$708.10               | 40                |                           | 40                         | \$391.72             | \$1,800.22                  | 0.31%      |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                  | 8,799          | 8,799                        | \$1,400.63             | 6,966            | 6,966                        | \$1,446.08             | 80                | 110                       | 190                        | \$1,860.69           | \$4,707.40                  | 0.82%      |
| 96  | 5526-020-001 | ANZALAG INVESTMENTS LLC                                    | 4,950          | 4,950                        | \$787.95               | 2,352            | 2,352                        | \$488.26               | 45                | 110                       | 155                        | \$1,517.93           | \$2,794.13                  | 0.49%      |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELA H                                  | 4,400          | 4,400                        | \$700.40               | 3,920            | 3,920                        | \$813.76               | 40                |                           | 40                         | \$391.72             | \$1,905.88                  | 0.33%      |
| 98  | 5526-020-003 | MCHUGH MICHAEL T CONTRUSTEE M T AND C Y MCHUGH TRUST       | 4,400          | 4,400                        | \$700.40               | 3,510            | 3,510                        | \$728.65               | 40                |                           | 40                         | \$391.72             | \$1,820.77                  | 0.32%      |
| 99  | 5526-020-004 | FADLON CHAMELA ET AL                                       | 4,400          | 4,400                        | \$700.40               | 3,808            | 3,808                        | \$790.51               | 40                |                           | 40                         | \$391.72             | \$1,882.63                  | 0.33%      |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                      | 8,800          | 8,800                        | \$1,400.79             | 6,000            | 6,000                        | \$1,245.55             | 80                |                           | 80                         | \$783.45             | \$3,429.79                  | 0.60%      |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                                 | 9,365          | 9,365                        | \$1,490.73             | 6,536            | 6,536                        | \$1,356.82             | 85                | 110                       | 195                        | \$1,909.65           | \$4,757.20                  | 0.83%      |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7,362          | 7,362                        | \$1,171.89             | 7,370            | 7,370                        | \$1,529.95             | 67                | 110                       | 177                        | \$1,733.38           | \$4,435.22                  | 0.77%      |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 4,400          | 4,400                        | \$700.40               | 3,620            | 3,620                        | \$751.48               | 40                |                           | 40                         | \$391.72             | \$1,843.60                  | 0.32%      |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENAT TRUST & W&S EBEL TRS               | 5,184          | 5,184                        | \$825.19               | 5,170            | 5,170                        | \$1,073.25             | 47                |                           | 47                         | \$460.28             | \$2,358.72                  | 0.41%      |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERP      | 4,269          | 4,269                        | \$679.54               | 3,520            | 3,520                        | \$730.72               | 40                |                           | 40                         | \$391.72             | \$1,801.99                  | 0.31%      |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST        | 11,021         | 11,021                       | \$1,754.33             | 7,865            | 7,865                        | \$1,632.71             | 100               | 110                       | 210                        | \$2,056.55           | \$5,443.59                  | 0.95%      |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                        | 5,800          | 5,800                        | \$923.25               | 4,014            | 4,014                        | \$833.27               | 44                | 131                       | 175                        | \$1,713.79           | \$3,470.31                  | 0.61%      |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLA     | 5,184          | 5,184                        | \$825.19               | 4,400            | 4,400                        | \$913.40               | 40                |                           | 40                         | \$391.72             | \$2,130.32                  | 0.37%      |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                                | 5,140          | 5,140                        | \$818.19               | 7,316            | 7,316                        | \$1,518.74             | 40                |                           | 40                         | \$391.72             | \$2,728.65                  | 0.48%      |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                         | 5,140          | 5,140                        | \$818.19               | 2,850            | 2,850                        | \$591.64               | 40                |                           | 40                         | \$391.72             | \$1,801.55                  | 0.31%      |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                    | 11,220         | 11,220                       | \$1,786.01             | 286              | 286                          | \$59.37                | 86                | 119                       | 205                        | \$2,007.58           | \$3,852.97                  | 0.67%      |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                                 | 4,966          | 4,966                        | \$790.49               | 6,400            | 6,400                        | \$1,328.59             | 40                |                           | 40                         | \$391.72             | \$2,510.80                  | 0.44%      |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                  | 6,040          | 6,040                        | \$961.45               | 2,622            | 2,622                        | \$544.31               | 46                | 122                       | 168                        | \$1,645.24           | \$3,151.00                  | 0.55%      |
| 114 | 5527-008-026 | 999 CANON LLC  | 5,937          | 5,937                        | \$945.06               | 6,954            | 6,954                        | \$1,443.59             | 130               |                           | 174                        | \$1,704.00           | \$4,092.65                  | 0.71%      |
| 115 | 5527-008-027 | KRAMER MARSHALL E AND HANNAH TRUST & EISENSTEIN E TR       | 10,097         | 10,097                       | \$1,607.25             | 8,937            | 7,067                        | \$1,467.05             | 0                 | 79                        | 79                         | \$773.65             | \$3,847.95                  | 0.67%      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST            | 4,792          | 4,792                        | \$776.64               | 1,610            | 1,610                        | \$334.22               | 40                |                           | 40                         | \$391.72             | \$1,502.59                  | 0.26%      |
| 117 | 5527-009-012 | FADLON ISACK   | 4,792          | 4,792                        | \$762.80               | 0                | 0                            | \$0.00                 | 40                |                           | 40                         | \$391.72             | \$1,154.52                  | 0.20%      |
| 118 | 5527-009-013 | FADLON ISACK   | 4,835          | 4,835                        | \$769.64               | 7,890            | 7,890                        | \$1,637.90             | 40                |                           | 40                         | \$391.72             | \$2,799.26                  | 0.49%      |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST                | 3,572          | 3,572                        | \$568.59               | 2,152            | 2,152                        | \$446.50               | 30                | 119                       | 149                        | \$1,459.17           | \$2,474.50                  | 0.43%      |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                   | 7,144          | 7,144                        | \$1,137.53             | 4,176            | 4,176                        | \$866.90               | 60                |                           | 60                         | \$897.59             | \$2,591.68                  | 0.45%      |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                        | 8,189          | 8,189                        | \$1,303.53             | 8,358            | 6,610                        | \$1,372.18             | 0                 | 91                        | 91                         | \$891.17             | \$3,566.89                  | 0.62%      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                   | 2,701          | 2,701                        | \$429.55               | 4,740            | 4,740                        | \$983.98               | 91                | 31                        | 122                        | \$1,194.76           | \$2,608.69                  | 0.46%      |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                          | 10,367         | 10,367                       | \$1,650.23             | 7,852            | 7,852                        | \$1,630.01             | 90                | 115                       | 205                        | \$2,007.58           | \$5,287.82                  | 0.92%      |
| 124 | 5527-010-010 | SIMANAN DAVID COMPANY TRUST BBI TRUST                      | 4,661          | 4,661                        | \$741.94               | 5,506            | 5,506                        | \$1,143.00             | 40                |                           | 40                         | \$391.72             | \$2,276.67                  | 0.40%      |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                        | 4,661          | 4,661                        | \$741.94               | 4,240            | 4,240                        | \$880.19               | 40                |                           | 40                         | \$391.72             | \$2,013.85                  | 0.35%      |
| 126 | 5527-010-012 | CHASE SANDERS AND MARV E                                   | 4,661          | 4,661                        | \$741.94               | 3,338            | 3,338                        | \$692.94               | 40                |                           | 40                         | \$391.72             | \$1,826.61                  | 0.32%      |
| 127 | 5527-010-013 | GOIBARI LLC  | 5,881          | 5,881                        | \$936.14               | 8,160            | 8,160                        | \$1,693.95             | 50                | 118                       | 168                        | \$1,645.24           | \$4,275.33                  | 0.75%      |
| 128 | 5527-011-005 | MELFA HOLDINGS LLC   | 3,645          | 3,645                        | \$580.21               | 3,600            | 3,600                        | \$747.33               | 31                | 105                       | 136                        | \$1,331.86           | \$2,659.41                  | 0.46%      |
| 129 | 5527-011-008 | TROGER VIRGINIA R TRUST ET AL                              | 8,102          | 8,102                        | \$1,289.68             | 1,000            | 1,000                        | \$207.59               | 68                | 102                       | 170                        | \$1,664.83           | \$3,162.10                  | 0.55%      |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                      | 8,610          | 8,610                        | \$1,370.55             | 1,000            | 1,000                        | \$207.59               | 80                |                           | 80                         | \$783.45             | \$2,361.59                  | 0.41%      |

MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

| #   | APN          | PROPERTY OWNER                                       |
|-----|--------------|--|
| 131 | 5527-022-001 | KLEINBERG TRUST                                      |
| 132 | 5527-022-002 | K G MELROSE PROPERTIES LLC                           |
| 133 | 5527-022-025 | K G MELROSE PROPERTIES LLC                           |
| 134 | 5527-022-026 | K G MELROSE PROPERTIES LLC                           |
| 135 | 5527-022-027 | GT1 ROBERTSON PROPERTIES LLC                         |
| 136 | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES RO |
| 137 | 5527-023-025 | D A D E S INC  |
| 138 | 5527-023-026 | YOUNG ISRAEL OF LA                                   |
| 139 | 5527-023-029 | 7650 MELROSE LLC                                     |

|                       |              |  |
|-----------------------|--------------|--|
| Zone 2 Public Schools |              |  |
| 140                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY |
| 141                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS         |
| Zone 2 Sub Totals     |              |  |

|                                |              |   |
|--------------------------------|--------------|---|
| Zone 3 E/O La Brea to Highland |              |   |
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC                           |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 145                            | 5524-013-031 | OPENSRAW DOROTHY A EXEC OPENSHAW RULON W DECEASED B |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                     |
| 147                            | 5524-014-022 | KORN JUIIUS AND ILENE J TRUST                       |
| 148                            | 5524-014-023 | MARSON RENTALS WEST LLC                             |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST |
| 150                            | 5524-015-001 | COREBANIEN PETER P CO TR & NEIMAN FAMILY TRUST      |
| 151                            | 5524-015-002 | NEIMAN NORMAN L TR ET AL & NEIMAN FAMILY TRUST      |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                               |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                  |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST    |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                            |
| 156                            | 5524-017-001 | MELHAM LLC  |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                           |
| 158                            | 5524-017-019 | 6620 MELROSE LLC                                    |
| 159                            | 5524-017-020 | BOYD MELROSE LLC                                    |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                |
| 164                            | 5525-007-007 | 6911 MELROSE AVENUE LLC                             |
| 165                            | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC              |
| 166                            | 5525-007-009 | ROSENTHAL CLARA                                     |
| 167                            | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                  |
| 168                            | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                            |
| 169                            | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                         |
| 170                            | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                         |
| 171                            | 5525-008-008 | BROWN MICHAEL H                                     |
| 172                            | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                   |
| 173                            | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                            |
| 174                            | 5525-017-011 | MELROSE CROSSING LLC                                |
| 175                            | 5525-017-019 | MELROSE CROSSING LLC                                |
| 176                            | 5525-018-001 | MORRIS ANDREW                                       |
| 177                            | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                   |
| 178                            | 5525-018-003 | MARCUS KENNETH C                                    |
| 179                            | 5525-018-004 | AGENT 99 LLC  |
| 180                            | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES             |
| Zone 3 Sub Totals              |              |   |

|                           |  |  |
|---------------------------|--|--|
| Melrose PBID Grand Totals |  |  |
|---------------------------|--|--|

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 6,256            | 6,256                        | \$1,298.69             |
| 1,710            | 1,710                        | \$354.98               |
| 1,600            | 1,600                        | \$332.15               |
| 2,550            | 2,550                        | \$529.36               |
| 1,660            | 1,660                        | \$1,278.76             |
| 3,560            | 3,560                        | \$739.03               |
| 2,400            | 2,400                        | \$498.22               |
| 3,611            | 2,791                        | \$579.39               |
| 13,590           | 13,590                       | \$2,821.17             |

|          |         |              |
|----------|---------|--------------|
| 68,091   | 643,653 | \$133,616.99 |
| 68.3836% |         |              |
| 25,209   | 25,209  | \$1,471.89   |
| 230,513  | 230,513 | \$13,459.11  |
| 255,722  | 255,722 | \$14,931.00  |

|         |         |             |
|---------|---------|-------------|
| 3,046   | 3,046   | \$728.44    |
| 3,194   | 3,194   | \$763.83    |
| 1,820   | 1,820   | \$435.24    |
| 2,880   | 2,880   | \$688.74    |
| 3,400   | 3,400   | \$813.09    |
| 2,800   | 2,800   | \$669.61    |
| 2,560   | 2,560   | \$612.21    |
| 6,000   | 6,000   | \$1,434.87  |
| 3,116   | 3,116   | \$705.18    |
| 6,980   | 6,980   | \$1,669.23  |
| 8,240   | 8,240   | \$1,970.56  |
| 3,373   | 3,373   | \$806.64    |
| 6,560   | 6,560   | \$1,568.79  |
| 14,751  | 11,194  | \$2,676.99  |
| 13,981  | 13,981  | \$3,343.49  |
| 4,120   | 4,120   | \$985.28    |
| 3,180   | 3,180   | \$760.48    |
| 3,517   | 3,517   | \$841.07    |
| 1,965   | 1,965   | \$469.92    |
| 868     | 868     | \$207.58    |
| 800     | 800     | \$191.32    |
| 2,214   | 2,214   | \$529.47    |
| 3,600   | 3,600   | \$860.92    |
| 2,764   | 2,764   | \$661.00    |
| 2,490   | 2,490   | \$595.47    |
| 4,778   | 4,778   | \$1,142.64  |
| 2,400   | 2,400   | \$573.95    |
| 4,736   | 4,736   | \$1,132.59  |
| 1,800   | 1,800   | \$430.46    |
| 3,200   | 3,200   | \$765.26    |
| 2,349   | 2,349   | \$561.75    |
| 1,810   | 1,810   | \$432.85    |
| 23,039  | 23,039  | \$5,509.66  |
| 200     | 200     | \$47.85     |
| 16,160  | 16,160  | \$1,473.13  |
| 5,784   | 5,784   | \$1,383.22  |
| 5,114   | 5,114   | \$1,222.99  |
| 6,080   | 6,080   | \$1,454.00  |
| 6,773   | 5,136   | \$1,228.25  |
| 182,442 | 177,248 | \$42,388.00 |

|           |           |              |
|-----------|-----------|--------------|
| 1,086,255 | 1,076,623 | \$190,935.98 |
|-----------|-----------|--------------|

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 89                | 110                       | 199                        | \$1,948.83           |
| 20                |                           | 199                        | \$195.86             |
| 30                |                           | 30                         | \$293.79             |
| 30                |                           | 30                         | \$293.79             |
| 89                | 110                       | 199                        | \$1,948.83           |
| 40                |                           | 40                         | \$391.72             |
| 40                |                           | 40                         | \$391.72             |
| 87                | 110                       | 197                        | \$1,929.24           |
| 83                | 103                       | 186                        | \$1,821.52           |

|          |       |        |              |
|----------|-------|--------|--------------|
| 7,501    | 6,143 | 13,644 | \$133,616.99 |
| 68.3836% |       |        |              |
| 264      | 240   | 504    | \$2,905.49   |
| 816      | 1,270 | 2,086  | \$12,025.51  |
| 1,080    | 1,510 | 2,590  | \$14,931.00  |

|       |       |       |            |
|-------|-------|-------|------------|
| 80    | 89    | 169   | \$1,719.95 |
| 40    |       | 40    | \$407.09   |
| 40    |       | 40    | \$407.09   |
| 76    | 81    | 157   | \$1,597.82 |
| 40    | 89    | 131   | \$1,312.86 |
| 40    |       | 40    | \$407.09   |
| 20    |       | 20    | \$203.54   |
| 129   | 81    | 210   | \$2,137.21 |
| 80    | 110   | 190   | \$1,933.67 |
| 80    | 110   | 190   | \$1,933.67 |
| 80    | 110   | 190   | \$1,933.67 |
| 111   | 103   | 214   | \$2,177.92 |
| 128   | 110   | 238   | \$2,422.17 |
| 40    |       | 40    | \$407.09   |
| 53    |       | 53    | \$539.39   |
| 35    | 110   | 145   | \$1,475.69 |
| 89    | 90    | 179   | \$1,821.72 |
| 20    |       | 20    | \$203.54   |
| 20    |       | 20    | \$203.54   |
| 60    |       | 60    | \$610.63   |
| 40    |       | 40    | \$407.09   |
| 49    | 89    | 138   | \$1,404.45 |
| 60    |       | 60    | \$610.63   |
| 40    |       | 40    | \$407.09   |
| 40    |       | 40    | \$407.09   |
| 20    |       | 20    | \$203.54   |
| 40    |       | 40    | \$407.09   |
| 43    | 90    | 133   | \$1,353.57 |
| 56    | 82    | 138   | \$1,404.45 |
| 153   | 110   | 263   | \$2,676.60 |
| 153   | 110   | 263   | \$2,676.60 |
| 89    | 110   | 199   | \$2,025.26 |
| 40    |       | 40    | \$407.09   |
| 40    |       | 40    | \$407.09   |
| 40    |       | 40    | \$407.09   |
| 84    | 103   | 187   | \$1,903.13 |
| 2,388 | 1,777 | 4,165 | \$2,388.00 |

|          |        |              |
|----------|--------|--------------|
| 21,7704% | 20,399 | \$190,935.98 |
| 10,969   | 9,430  |              |
| 100.00%  |        |              |

| TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----------------------------|------------|
| \$4,807.65                  | 0.84%      |
| \$904.54                    | 0.16%      |
| \$1,152.99                  | 0.20%      |
| \$1,350.20                  | 0.24%      |
| \$4,787.72                  | 0.84%      |
| \$1,831.15                  | 0.32%      |
| \$1,590.34                  | 0.28%      |
| \$4,034.06                  | 0.70%      |
| \$6,154.91                  | 1.07%      |
| \$400,850.96                | 69.98%     |

|             |       |
|-------------|-------|
| \$6,282.66  | 1.10% |
| \$38,510.33 | 6.72% |
| \$44,793.00 | 7.82% |

|            |       |
|------------|-------|
| \$3,691.70 | 0.64% |
| \$1,792.49 | 0.31% |
| \$1,463.90 | 0.26% |
| \$3,484.60 | 0.61% |
| \$2,732.02 | 0.48% |
| \$1,706.02 | 0.30% |
| \$1,130.42 | 0.20% |
| \$5,543.57 | 0.97% |
| \$4,229.07 | 0.74% |
| \$4,033.64 | 0.70% |
| \$5,454.45 | 0.95% |
| \$2,791.08 | 0.48% |
| \$7,002.23 | 1.22% |
| \$8,197.51 | 1.43% |
| \$2,167.57 | 0.38% |
| \$2,328.25 | 0.41% |
| \$2,992.07 | 0.52% |
| \$3,688.41 | 0.64% |
| \$725.78   | 0.13% |
| \$709.52   | 0.12% |
| \$1,047.67 | 0.18% |
| \$2,423.94 | 0.42% |
| \$1,704.99 | 0.30% |
| \$2,752.05 | 0.48% |
| \$2,714.52 | 0.47% |
| \$1,625.69 | 0.28% |
| \$2,184.33 | 0.38% |
| \$956.42   | 0.17% |
| \$1,817.00 | 0.32% |
| \$2,598.38 | 0.45% |
| \$2,779.00 | 0.49% |
| \$1,148.60 | 1.95% |
| \$5,686.77 | 0.99% |
| \$5,202.08 | 0.91% |
| \$2,565.51 | 0.45% |
| \$2,405.28 | 0.42% |
| \$2,636.29 | 0.46% |
| \$4,801.60 | 0.84% |

|              |      |
|--------------|------|
| \$572,807.94 | 100% |
|--------------|------|

MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

| #                          | APN | PROPERTY OWNER | LOT_ AREA<br>SF                 | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF           | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT         | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|----------------------------|-----|----------------|---------------------------------|------------------------------|------------------------|----------------------------|------------------------------|------------------------|---------------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| Zone 1 Budget<br>\$400,851 |     |                | Zone 2 Budget<br>\$44,793       |                              |                        | Zone 3 Budget<br>\$127,164 |                              |                        | Total Budget<br>\$572,808 |                           |                            |                      |                             |            |
| 33%                        |     |                | Lot Area Factor =               |                              |                        | Budget Amount              |                              |                        | Assessment Rates          |                           |                            |                      |                             |            |
|                            |     |                | Zone 1 Lot Area SF Rate         |                              |                        | \$133,616.99               |                              |                        | \$0.1592                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 2 Lot Area SF Rate         |                              |                        | \$14,931.00                |                              |                        | \$0.0122                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 3 Lot Area SF Rate         |                              |                        | \$42,388.00                |                              |                        | \$0.1762                  |                           |                            |                      |                             |            |
| 33%                        |     |                | Improvement Area Factor =       |                              |                        |                            |                              |                        |                           |                           |                            |                      |                             |            |
|                            |     |                | Zone 1 Improvement Area SF Rate |                              |                        | \$133,616.99               |                              |                        | \$0.2076                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 2 Improvement Area SF Rate |                              |                        | \$14,931.00                |                              |                        | \$0.0584                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 3 Improvement Area SF Rate |                              |                        | \$42,388.00                |                              |                        | \$0.2391                  |                           |                            |                      |                             |            |
| 33%                        |     |                | Street Frontage Factor          |                              |                        |                            |                              |                        |                           |                           |                            |                      |                             |            |
|                            |     |                | Zone 1 Street Frontage SF Rate  |                              |                        | \$133,616.99               |                              |                        | \$9.7931                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 2 Street Frontage SF Rate  |                              |                        | \$14,931.00                |                              |                        | \$5.7649                  |                           |                            |                      |                             |            |
|                            |     |                | Zone 3 Street Frontage SF Rate  |                              |                        | \$42,388.00                |                              |                        | \$10.1772                 |                           |                            |                      |                             |            |



Rita Moreno <rita.moreno@lacity.org>

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## Revised Melrose BID Renewal Docs

5 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Jan 23, 2018 at 3:29 PM

Per our discussions, attached are the revised docs. Let me know as we can assist further in any way. Thank you.

---

### 5 attachments



**2MDP Melrose 180119.doc**  
424K



**2MDP ER Melrose 180119.doc**  
176K



**2MDP Melrose 180119.doc**  
424K



**Melrose BID Area Property Information 180119 3Z.xls**  
214K



**Melrose BID District Parcel List 180119 3Z.xls**  
77K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Jan 23, 2018 at 4:36 PM

Okay, thanks.

On Tue, Jan 23, 2018 at 3:29 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Per our discussions, attached are the revised docs. Let me know as we can assist further in any way. Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Jan 23, 2018 at 5:20 PM

I'm hoping this is the last time.

[Quoted text hidden]

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Mon, Jan 29, 2018 at 11:05 AM

Hi Don,

The MDP and ER have been reviewed by the Executive Staff and are good to go. Please submit the signed and final documents.

Thank you.

Rita

P.S. Attached is what I submitted to Exec. Staff.

[Quoted text hidden]

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**3 attachments**



**2MDP ER Melrose 180119.doc**  
175K



**2MDP Melrose 180119.doc**  
1435K



**Melrose BID Area Property Information 180119 3Z.xls**  
227K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Wed, Feb 28, 2018 at 3:22 PM

Hi Don,

I haven't received the final MDP and ER (PDF copies). Please send asap since we are not supposed to authorize the petition phase until we have the finals in hand.

Also, we have not received any petition forms. If you're holding on to them, please submit as soon as possible for confirmation by our Research folks.

Thanks.

Rita

[Quoted text hidden]

**Management District Plan**  
**FOR THE**  
**Renewal**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to Renew a  
Management District in the Melrose area, a community within the  
City of Los Angeles  
by the  
Melrose Property Owners Association  
and  
Duckworth Consulting, Its Consultants*

**“Melrose”  
Property Business Improvement District  
Management District Plan**

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**Appendix 1: District Parcel List**

**Appendix 2: Proposition 218 Engineer’s Report**

## **I. OVERVIEW OF THE MELROSE PROPERTY BUSINESS IMPROVEMENT DISTRICT**

**Introduction:** A growing coalition of assessed property and business owners are proposing renewal of the Melrose Property Business Improvement District (hereinafter “District”) pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter the “State Law”). The proposed BID would be a renewal of the District formed and effective beginning January 1, 2013, which is expiring on December 31, 2018. This document is the Management District Plan required by Section 36622 of the State Law. It proposes improvements and activities that will revitalize, enhance, and convey special benefits to assessed properties located within the boundaries of the Melrose District.

**Name:** “Melrose Property Business Improvement District.”

**Location:** The proposed District is a well known commercial area in the City of Los Angeles, located south of Hollywood and centered along Melrose Avenue between Highland Avenue on the east and Fairfax Avenue on the west. It is a commercial strip that abuts a residential neighborhood and is generally one parcel deep to both the north and the south. It includes Fairfax High School and Melrose Elementary School. Refer to the boundary description and map in the “Boundaries / Maps” section of this document for a more complete description of the District’s boundaries.

**Services:** The proposed District will fund improvements and activities authorized under the State Law. Specifically, the District will provide improvements and activities in the following program areas: (i) ambassador / security services; (ii) landscaping, sanitation and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers’ market; (v) new business attraction; (vi) policy development, district management, and administration; and, (vii) office, insurance, accounting, and other expenses. These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special

benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration including possible District renewal; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each assessed Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.
- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration including possible District renewal; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be distantly located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each assessed Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The purpose of the proposed District is to provide improvements and activities as described in this Management District Plan to specially and individually benefit assessed parcels in the District by: improving the safety and attractiveness of each individually assessed parcel within the District; improving the cleanliness and beauty of each individually assessed parcel within the District; increasing building occupancy and lease rates by attracting customers and visitors; encouraging new business development; and, attracting ancillary businesses and services for parcels within the District. No improvements or activities will be provided outside District boundaries.

See the “Service Plan / Budget” section of this document for a more specific description of the improvements and activities planned for the District.

**Method of Financing:** The improvements and activities will be funded through a benefit assessment against real property in the District. The assessment formula has been designed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the improvements and activities provided by the District. In the first year of District operations, each assessed parcel in Zone 1 of the District will be assessed \$0.1592 per square foot of lot size, \$0.2076 per square foot of improvement size, and \$9.7931 per linear foot of street frontage. Also, each assessed parcel in Zone 2 of the District will be assessed \$0.0122 per square foot of lot size, \$0.0584 per square foot of improvement size, and \$5.7649 per linear foot of street frontage. Zone 2 parcels are zoned “PF” and used as public schools and by their nature are extraordinarily large relative to other District parcels. Therefore, such parcels will be assessed for linear street frontage on Melrose or other street frontage that is directly across from street frontage that is in the District except for Fairfax Avenue frontage. Also each assessed parcel in Zone 3 of the District will be assessed \$0.1762 per square foot of lot size, \$0.2391 per square foot of improvement size, and \$10.1772 per linear foot of street frontage. Parcel assessments are described in greater detail in Section IV of this Management District Plan.

The Engineer’s Report for the District has found that the general benefits (i.e. benefits to the general public or surrounding parcels) of the proposed improvements and activities could represent as much as six percent (6%) of the total benefits generated by the improvements activities and services. Accordingly, six percent (6%) of the total District budget will be funded annually by non-assessment revenues.

Assessments for the Fiscal Year beginning January 1, 2019 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2028 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The Los Angeles City Clerk’s Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

District assessments may be adjusted annually as approved by the Owner’s Association to reflect inflation at a rate not to exceed five percent (5%) and submitted to the City of Los Angeles with the District’s Annual Planning Report in accordance with Streets and Highways Code Section 36650.

During the ten-year term of the District, it is likely that the improvements on some parcels in the District will change. The assessment against each parcel for any year will be based on the improvements actually present on the parcel as of the beginning of that year. Pursuant to Government Code Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding.

See the “Assessment Formula” section of this document for additional details.

**Budget:** The proposed District budget is included in the “Service Plan” section of this document.

**Bonds:** The District will not issue bonds.

**City Services:** The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose BID is being established to provide enhanced or otherwise unavailable improvements and activities to assessed parcels within the boundaries of the District.

**Duration:** As required by State Law, the District will have a set term. The District’s term will be January 1, 2019 through December 31, 2028. At the end of this period, the District may be renewed as permitted by law, the costs of which would be an approved use of District funds.

## **II. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES**

The Melrose Business Improvement District is centered along Melrose Avenue. The boundaries of the District are shown on the map that follows this Section of this Plan. A list of the Los Angeles County Assessor's Parcel Numbers and addresses of each included parcel is provided in Appendix 1 of this document. Additional information regarding these boundaries, and a database of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document.

The District includes all non-solely residentially zoned parcels that lay along Melrose Avenue or south of the public alley north of Melrose or north of the public alley south of Melrose between N. Fairfax Avenue and N. Highland Avenue. This area encompasses a unique area historically well known simply as "Melrose," which is a relatively compact area that attracts pedestrians and features commercial uses that tend to function in a complimentary economic manner. Customers and employees of Melrose tend to drive to the area, park once, and then walk to their commercial destinations and / or partake in the activities along Melrose Avenue or its commercial side streets. The north and south boundaries of the District run along the alleys immediately behind the rows of commercial lots except for two places where the boundaries jog north or south to include the entirety of school parcels that front on Melrose Avenue. On the other side of these alleys are residential neighborhoods except at the three locations where Melrose Avenue is bisected by heavily trafficked arterial streets that function as regional, auto oriented commercial corridors: N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue. The District's improvements and activities are not designed for these residential neighborhoods and no improvements or activities will be provided in these residential neighborhoods. N. Fairfax Avenue, N. La Brea Avenue and N. Highland Avenue are commercially developed, as is Melrose Avenue to the East and West of them. However, these commercial strips are part of the Fairfax, West Hollywood, Hollywood or Hancock Park commercial corridors, and are not a part of Melrose. These commercial corridors also generally consist of larger parcels, serving regional markets and are not as pedestrian-oriented as Melrose parcels. No improvements or activities will be provided by the District to parcels that don't front on Melrose or its commercial side streets between the public alley to the north and the public alley to the south; or, that front only on these commercial arterial streets.

As a supplement to the referenced District map, the boundaries of the proposed District are described below.

### **Northern Boundary:**

- The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition

from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the complimentary functioning non-solely residential parcels that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential parcels are presumed by State Law to not benefit from District improvements or activities. The area to the north of the alley is solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct commercial arterial corridor). The commercially zoned parcels that front only on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial arterial streets and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

### **Eastern Boundary:**

- The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements or activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and would not benefit from the improvements or activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements or services provided by the District or are commercial parcels that are oriented to providing services to the residential neighborhood that surrounds them and are also excluded from the District because they would not benefit from the improvements or activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements or activities will be provided outside of the District’s boundaries.

### **Southern Boundary**

- The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from

District improvements or activities. Also excluded from the District are commercially zoned parcels that front only on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

### **Western Boundary:**

- The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front only on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that attracts pedestrians. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements or activities provided for the shopping / office district fronting on Melrose Avenue or its commercial side streets between the public alley to the north and the public alley to the south that is known to attract pedestrians. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements or activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District's boundaries.

***Insert Map of District Boundaries***

### **III. PROPOSED DISTRICT SERVICE PLAN / BUDGET 2019 - 2028**

District budget cost estimates have been established based upon the following factors: (i) historical costs of similar improvements and activities provided in other business improvement district organizations and municipal agencies in the Greater Los Angeles area; (ii) estimates of anticipated marketplace costs for needed goods and services; and, (iii) analysis of the improvements and activities, the optional frequencies with which they might be provided, and the impact of District geography upon them as required to efficiently and effectively achieve the desired results of District formation.

The District will provide the following improvements and activities as consistent with the provisions of the State Law: (i) ambassador / security services; (ii) landscaping, sanitation, and beautification; (iii) marketing and promotions; (iv) promotion of a temporary or permanent public plaza or farmers' market; (v) new business attraction; (vi) policy development, district management, and administration including possible District renewal; and, (vii) office, insurance, accounting, and other. These services are described in greater detail below.

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, its fund balances may be expended to close the gap. The fund balance may also be used to accommodate the timing lag, if any, between the time that the District incurs costs and the time that it receives assessment revenues. The District may also carryover uncompleted projects or unexpended assessment revenues from prior fiscal years. Such carryover funds may be re-budgeted for any District improvements and activities as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles. Accumulated interest or delinquent assessment payments may be expended as approved by the Owner's Association and permitted by State Law and the terms and conditions of the contract with the City of Los Angeles.

The Owners' Association will have the responsibility to enter contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District. Annually, the Owner's Association will have the discretion to make adjustments of up to 10% of each budget category line item established in this Management District Plan to accommodate market cost fluctuations for goods and services purchased by the District or the needs of the District, as submitted in its Annual Planning Report to the City and in accordance with State Law (section 36650 of the Streets and Highways Code).

District Dissolution. In the event that the Melrose District ends either because it is not renewed in 2028 or as a result of the disestablishment process, then funds may be set aside from the District in its final year of operation to remove landscaping, equipment, street furniture, trash receptacles, and other District improvements and property for which a future caretaker would not exist. The purpose of this provision is to avoid the creation of future damage and maintenance liabilities in the public right of way. All remaining funds shall be returned to the existing parcel owners as provided in State Law and the City's contract with the Owner's Association.

All of the improvements and activities described below are provided only within the boundaries of the District and provide a special benefit to each individually assessed parcel located within the proposed District. No improvements or activities will be provided outside District boundaries. "Special benefit" is defined in "Finding 2" of the attached Engineer's Report.

The following are the key expenditure categories or program areas of the District service plan / budget:

A. AMBASSADOR / SECURITY SERVICES: \$159,600 / 26.2% of total for 2019

The purpose of the Ambassador / Security Services Program, which is described below, is to provide a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels. Ambassador / security officers will create the appearance of safety for each individually assessed parcel, which will enhance its attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This program also provides for effective management of on-street and off-street parking for the District, will enhance create the appearance of adequate parking for customers, employees, visitors, owners and tenants as they access those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is higher than would exist with only baseline City services.

Ambassadors / security officers may operate via foot patrols, bicycle, or vehicle, as deemed appropriate by the Owner's Association. These personnel provide directions or assistance; serve as a liaison to the City's police, City Attorney, and other services; coordinate the provision of homeless services; warn and advise trespassers; and, respond to visitor inquiries. Ambassadors will be deployed at such times and in such a manner as the District deems most effective and efficient to achieve their purpose. This practice will allow for cost savings when service needs are diminished or not present. For the purpose of establishing a budget estimate, eight (8) hours per day, seven (7) days per week of a single unarmed contract ambassador / security officer has been projected.

The Melrose business improvement district may contract for the provision of parking management services or the coordination of such services in order to achieve Ambassador / Security Program purposes.

The Melrose business improvement district may also contract for the provision of services or the coordination of services for the homeless in order to achieve Ambassador / Security Program purposes. The District could contract with a greater Los Angeles area non-profit organization such as People Assisting the Homeless (PATH), or Venice 4 Square Church Homeless Task Force, or another

similar organization to achieve this goal. For the purpose of establishing a budget estimate, a \$12,000 annual contract for such services has been projected.

Ambassador / Security Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided for each such assessed parcel. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that the Ambassador / Security Services Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**B. LANDSCAPING, SANITATION, AND BEAUTIFICATION: \$144,000 / 23.6% of total for 2019**

The purpose of the Landscaping, Sanitation, and Beautification Services Program, which is described below, is to clean the sidewalks and public rights of way, and to provide public landscaping adjacent to individually assessed parcels, all of which creates a highly attractive appearance for the District within which each such assessed parcel is located. Clean, well-serviced, and attractive parcels draw customers, employees, visitors, owners, and tenants and enhance the quality of their shopping and business experience in the District thereby contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This standard of service is greater than would exist with only baseline City services.

These services may be provided by either staff working for the District or by contractor(s) to the District, or a combination of both. These activities may include, but are not necessarily limited to, the following: street sweeping; sidewalk sweeping; public alley sweeping; sidewalk pressure washing; graffiti removal; sticker removal; street litter pick-up; planting of new or replacement trees; and, irrigation and operation of landscaping, trees, public art, signage, lighting, and other improvements that may be installed by the District, the City, or other entities. For the purpose of establishing budget estimates, historical cost experience in providing such services in other business improvement districts in the greater Los Angeles area have been projected.

Monies may be set aside in any year to pay for special capital improvements (e.g. street tree lights, street furniture, one-time streetscape repair, holiday decorations, or other similar improvements). These improvements will specially and individually benefit only the assessment paying parcels in the District by improving the area in a manner that attracts customers, employees, visitors, owners, and tenants. These are improvements or activities not otherwise provided by the City of Los Angeles.

The District Owner's Association will endeavor to obtain available public or private funding to leverage (or magnify) its assessment revenues for the

installation of streetscape, landscape, sanitation, beautification, or other improvements and activities within the District. The District may provide funding for urban design, planning, economics, grant preparation, or other support services, or grant matching funds to accomplish such ends.

Landscaping, Sanitation, and Beautification Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because services will be provided at or, contiguous to, each such assessed parcel and / or in the parking areas serving these parcels. No improvements or activities will be provided outside of the District's boundaries (or north of the alley north of Melrose Avenue or south of the alley south of Melrose Avenue). More specific details about the special benefits that Landscaping, Sanitation, and Beautification Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

C. MARKETING AND PROMOTIONS: \$122,400 / 20.1% of total for 2019

The purpose of the Marketing and Promotions Program, which is described below, is to create and disseminate information and awareness about Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Marketing, promotions, and public relations initiatives will promote the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits all assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Marketing and Promotions Services might include, but are not limited to, the following: street banners; holiday decorations; a website; social media out-reach; a property owner newsletter; special printing, graphics or advertising; public relations activities; special events or activities; placement of promotional materials in various media; creation and operation of "shop local" incentive programs; etc. The District may use any available effective media for these initiatives.

Marketing and Promotions Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not market or promote activities and opportunities that take place outside of the District's boundaries. Marketing & Promotions Program services will not benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. More specific details about the special benefits that Marketing and Promotions Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference

and included as Appendix 2 of this document.

**D. PUBLIC PLAZA OR FARMERS' MARKET: \$1,500 / 0.2% of total for 2019**

The purpose of the Public Plaza or Farmers Market Program, which is described below, is to promote the siting, construction, and operation of a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. A temporary or permanent public plaza would create a venue for special events and / or activities that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would attract local residents and visitors to a new venue that showcases Melrose's identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Both a temporary or permanent public plaza and a farmers' market were identified in the District's "Melrose Future Vision Strategic Action Plan" by surveyed individuals as efforts that would likely revitalize the District by promoting the business activities and opportunities occurring on assessed parcels in the District, thereby benefiting those assessed parcels by contributing to an improved business climate and economic vitality that specially and individually benefits assessed parcels in the District in a particular and distinct manner. These services would not be available within the City's baseline level of services.

Temporary or permanent public plaza or farmers' market activities might include, but are not limited to, the following: promoting People Street, MTA, or other grant funded improvements; promoting corporate or foundation funding of a plaza or farmers' market; conducting special events; co-sponsoring special events with the Neighborhood Council, Fairfax High School, Melrose Elementary School, the Melrose Trading Post, or other entities; conducting a Melrose Farmers' Market; etc.

Temporary or permanent public plaza or farmers' market activities will specially and individually benefit each assessed parcel in the Zone 1 of the District in a particular and distinct manner because they will promote the business activities and opportunities occurring on these parcels. The District will not promote a temporary or permanent public plaza or farmers' market that takes place outside of the District's boundaries. These services will not specially benefit Zone 2 "PF" zoned parcels because of the nature of their public schools use for which attendance is legally determined. Also, temporary or permanent public plazas or a farmers' market services will not specially benefit residential use or church or synagogue use parcels. Finally, temporary or permanent public plazas or a farmers' market services will not specially benefit Zone 3 parcels because they are directed to a different customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3. More specific details about the special benefits that Public Plaza or Farmers' Market Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the

District, which is incorporated by reference and included as Appendix 2 of this document.

**E. NEW BUSINESS ATTRACTION: \$1,500 / 0.2% of total for 2019**

The purpose of the New Business Attraction Program, which is described below, is to develop, present, distribute, and advocate location and development opportunities on assessed District parcels in order to expand existing tenancies, attract new tenants, or generate future growth that positively affects the District and each individual parcel in the District by contributing to an improved business climate and economic vitality. These services are not available within the City's baseline level of services.

These services may be provided by either staff working for the District or by contractor (s) to the District, or a combination of both. The services may include, but are not necessarily limited to, the following: preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association.

New Business Attraction Program services will specially and individually benefit each assessed parcel in the District in a particular and distinct manner, by promoting the expansion of existing tenants of such parcels, attracting new tenants to such parcels, or generating new growth, thereby helping to maintain a high occupancy rate in the District, which contributes to an image of an improved business climate and economic vitality that affects all assessed parcels in the District. New Business Attraction Program services have no effect on Zone 2 "PF" zoned parcels, do not specially benefit them, and they will not be assessed for them, because of the nature of their public schools use. Similarly, New Business Attraction services will not affect residential use parcels, non-profit use parcels, or church / synagogue use parcels. Therefore, such parcels will not be assessed for New Business Attraction services nor the administrative overhead required to support them. The District will not provide any New Business Attraction services to parcels outside the District. More specific details about the special benefits that New Business Attraction Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**F. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, AND ADMINISTRATION: \$126,001 / 20.7% of total for 2019**

The purpose of the Policy Development, Management, and Administration Program is to create a well managed District that optimizes the use of the assessment funds through effective vendor selection and contract management, excellent communications with stakeholders, effective advocacy on behalf of parcel interests, effective board and committee coordination, and sound fiscal management. As a result the District's direct services provided to and for the

benefit of each parcel will be efficient, effective, and successful and the Policy Development, District Management, and Administration Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. Additionally, the District may provide for District renewal services through the Policy Development, District Management, and Administration Program. These services would not be available within the City's baseline level of services.

This budget category collects District costs for implementing the other identified direct services provided to individually assessed parcels, including costs for District renewal. In addition to managing and administering all affairs of the Owner's Association related to the Melrose BID and complying with all contractual obligations to the City for District operations, this program serves as a "voice" of the assessed parcel owners' community to the media and governmental policy makers. Development of policies that seek to promote Melrose business, and effective and efficient District management / administration are the products of these services. Such efforts may produce changes that enhance business at a number of levels: within the business improvement district organization; within other community based organizations; at City Hall and its various departments; or at other levels of government.

The District will seek grant funding and non-assessment financial support through these services. It will also seek "co-partnerships" with governmental, non-profit, and private sector organizations through these services

The District will be managed / administered by an Owner's Association that may hire a professional manager who may utilize administrative and technical support as needed that would be provided by this budget item. Positions that may be hired by the District may include, but are not limited to, the following: an executive director, clerical assistance, or field maintenance assistance. These positions may be either District employees or contract service providers as determined to be the best interests of the District by the Owner's Association.

Policy Development, District Management, and Administration services will specially and individually benefit each assessment-paying parcel located within the District. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Policy Development, District Management, and Administration Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

G. OFFICE, INSURANCE, ACCOUNTING, AND OTHER: \$54,369 / 8.9% of total for 2019

The purpose of the Office, Insurance, Accounting, and Other budget category is to fund the various administrative and general overhead costs associated with providing the District's services to each assessed parcel. As a result the District's direct services provided to and for the benefit of each assessed parcel will be efficient, effective, and successful and the Office, Insurance, Accounting, and Other Program will have contributed to an improved business climate and economic vitality that specially and individually benefits each such assessed parcel. These services and administrative needs would not be available within the City's baseline level of services.

Various District office supply, printing, insurance, accounting, bookkeeping, service, rental, telephone, meeting expense, database, computer, furnishing, equipment, and other necessary yet general expenses that will be incurred by the District are included in this budget category. These costs are incurred to implement all other District improvements and activities.

Office, Insurance, Accounting, and Other expenses are incurred only when associated with the provision of improvements and activities that specially and individually benefit each assessed parcel in the District in a particular and distinct way. No improvements or activities will be provided outside of the District's boundaries. More specific details about the special benefits that Office, Insurance, Accounting, and Other Program services provide to various assessed parcel types is provided in the attached Engineer's Report for the District, which is incorporated by reference and included as Appendix 2 of this document.

**MELROSE PBID  
MULTI YEAR BUDGET / SERVICE PLAN  
2019 - 2028**

Year 1

| Item  | 2019             |                 |                  |                 |                  |
|---|------------------|-----------------|------------------|-----------------|------------------|
|   | Zone 1           | Zone 2          | Zone 3           | Non Ass'mt*     | Totals           |
|   | SP Ass'mts       | SP Ass'mts      | SP Ass'mts       |                 |                  |
| <b>ANNUAL BUDGET COSTS</b>                  |                  |                 |                  |                 |                  |
| A. Ambassador / Security Services           | \$102,592        | \$14,771        | \$32,661         | \$9,576         | \$159,600        |
| B. Landscaping, Sanitation & Beautification | \$92,564         | \$13,328        | \$29,468         | \$8,640         | \$144,000        |
| C. Marketing & Promotions                   | \$87,272         | \$0             | \$27,784         | \$7,344         | \$122,400        |
| D. Public Plaza or Farmer's Market          | \$1,410          | \$0             | \$0              | \$90            | \$1,500          |
| E. New Business Attraction                  | \$1,070          | \$0             | \$340            | \$90            | \$1,500          |
| F. Policy Dev., Management & Administration | \$80,994         | \$11,662        | \$25,785         | \$7,560         | \$126,001        |
| G. Office, Insurance, Accounting & Other    | \$34,949         | \$5,032         | \$11,126         | \$3,262         | \$54,369         |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$400,851</b> | <b>\$44,793</b> | <b>\$127,164</b> | <b>\$36,562</b> | <b>\$609,370</b> |
| Sub Total                                   |                  | \$572,808       |                  |                 |                  |
| <b>GRAND TOTAL PBID BUDGET</b>              |                  |                 | \$609,370        |                 |                  |

Year 2

| Item  | 2020             |                 |                  |                 |                  |
|---|------------------|-----------------|------------------|-----------------|------------------|
|   | Zone 1           | Zone 2          | Zone 3           | Non Ass'mt*     | Totals           |
|   | SP Ass'mts       | SP Ass'mts      | SP Ass'mts       |                 |                  |
| <b>ANNUAL BUDGET COSTS</b>                  |                  |                 |                  |                 |                  |
| A. Ambassador / Security Services           | \$107,721        | \$15,510        | \$34,294         | \$10,055        | \$167,580        |
| B. Landscaping, Sanitation & Beautification | \$97,192         | \$13,994        | \$30,942         | \$9,072         | \$151,200        |
| C. Marketing & Promotions                   | \$91,636         | \$0             | \$29,173         | \$7,711         | \$128,520        |
| D. Public Plaza or Farmer's Market          | \$1,481          | \$0             | \$0              | \$95            | \$1,576          |
| E. New Business Attraction                  | \$1,123          | \$0             | \$358            | \$95            | \$1,576          |
| F. Policy Dev., Management & Administration | \$85,043         | \$12,245        | \$27,074         | \$7,938         | \$132,300        |
| G. Office, Insurance, Accounting & Other    | \$36,696         | \$5,284         | \$11,683         | \$3,425         | \$57,088         |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$420,892</b> | <b>\$47,033</b> | <b>\$133,524</b> | <b>\$38,391</b> | <b>\$639,840</b> |
| Sub Total                                   |                  | \$601,449       |                  |                 |                  |
| <b>GRAND TOTAL PBID BUDGET</b>              |                  |                 | \$639,840        |                 |                  |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 3

| Item  | 2021       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$113,107  | \$16,285   | \$36,009   | \$10,558    | \$175,959 |
| B. Landscaping, Sanitation & Beautification | \$102,052  | \$14,694   | \$32,489   | \$9,526     | \$158,761 |
| C. Marketing & Promotions                   | \$96,218   | \$0        | \$30,632   | \$8,097     | \$134,947 |
| D. Public Plaza or Farmer's Market          | \$1,555    | \$0        | \$0        | \$99        | \$1,654   |
| E. New Business Attraction                  | \$1,179    | \$0        | \$375      | \$99        | \$1,653   |
| F. Policy Dev., Management & Administration | \$89,295   | \$12,857   | \$28,428   | \$8,335     | \$138,915 |
| G. Office, Insurance, Accounting & Other    | \$38,531   | \$5,548    | \$12,267   | \$3,597     | \$59,943  |
| TOTAL BUDGET BY ZONE                        | \$441,937  | \$49,384   | \$140,200  | \$40,311    | \$671,832 |
| Sub Total                                   |            | \$631,521  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$671,832  |             |           |

Year 4

| Item  | 2022       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$118,763  | \$17,099   | \$37,809   | \$11,085    | \$184,756 |
| B. Landscaping, Sanitation & Beautification | \$107,154  | \$15,429   | \$34,113   | \$10,002    | \$166,698 |
| C. Marketing & Promotions                   | \$101,029  | \$0        | \$32,163   | \$8,502     | \$141,694 |
| D. Public Plaza or Farmer's Market          | \$1,632    | \$0        | \$0        | \$104       | \$1,736   |
| E. New Business Attraction                  | \$1,238    | \$0        | \$394      | \$104       | \$1,736   |
| F. Policy Dev., Management & Administration | \$93,760   | \$13,500   | \$29,849   | \$8,752     | \$145,861 |
| G. Office, Insurance, Accounting & Other    | \$40,458   | \$5,825    | \$12,880   | \$3,776     | \$62,939  |
| TOTAL BUDGET BY ZONE                        | \$464,034  | \$51,853   | \$147,208  | \$42,325    | \$705,420 |
| Sub Total                                   |            | \$663,095  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$705,420  |             |           |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 5

| Item  | 2023       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$124,701  | \$17,954   | \$39,699   | \$11,640    | \$193,994 |
| B. Landscaping, Sanitation & Beautification | \$112,512  | \$16,200   | \$35,819   | \$10,502    | \$175,033 |
| C. Marketing & Promotions                   | \$106,080  | \$0        | \$33,771   | \$8,927     | \$148,778 |
| D. Public Plaza or Farmer's Market          | \$1,714    | \$0        | \$0        | \$109       | \$1,823   |
| E. New Business Attraction                  | \$1,300    | \$0        | \$414      | \$109       | \$1,823   |
| F. Policy Dev., Management & Administration | \$98,448   | \$14,175   | \$31,342   | \$9,189     | \$153,154 |
| G. Office, Insurance, Accounting & Other    | \$42,481   | \$6,116    | \$13,524   | \$3,965     | \$66,086  |
| TOTAL BUDGET BY ZONE                        | \$487,236  | \$54,445   | \$154,569  | \$44,441    | \$740,691 |
| Sub Total                                   |            | \$696,250  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$740,691  |             |           |

Year 6

| Item  | 2024       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$130,936  | \$18,852   | \$41,684   | \$12,222    | \$203,694 |
| B. Landscaping, Sanitation & Beautification | \$118,138  | \$17,010   | \$37,610   | \$11,027    | \$183,785 |
| C. Marketing & Promotions                   | \$111,384  | \$0        | \$35,460   | \$9,373     | \$156,217 |
| D. Public Plaza or Farmer's Market          | \$1,800    | \$0        | \$0        | \$115       | \$1,915   |
| E. New Business Attraction                  | \$1,365    | \$0        | \$435      | \$115       | \$1,915   |
| F. Policy Dev., Management & Administration | \$103,371  | \$14,884   | \$32,909   | \$9,649     | \$160,813 |
| G. Office, Insurance, Accounting & Other    | \$44,605   | \$6,422    | \$14,200   | \$4,163     | \$69,390  |
| TOTAL BUDGET BY ZONE                        | \$511,599  | \$57,168   | \$162,298  | \$46,664    | \$777,729 |
| Sub Total                                   |            | \$731,065  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$777,729  |             |           |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 7

| Item  | 2025       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$137,483  | \$19,795   | \$43,769   | \$12,833    | \$213,880 |
| B. Landscaping, Sanitation & Beautification | \$124,045  | \$17,861   | \$39,490   | \$11,578    | \$192,974 |
| C. Marketing & Promotions                   | \$116,953  | \$0        | \$37,233   | \$9,842     | \$164,028 |
| D. Public Plaza or Farmer's Market          | \$1,890    | \$0        | \$0        | \$121       | \$2,011   |
| E. New Business Attraction                  | \$1,433    | \$0        | \$456      | \$121       | \$2,010   |
| F. Policy Dev., Management & Administration | \$108,539  | \$15,628   | \$34,554   | \$10,131    | \$168,852 |
| G. Office, Insurance, Accounting & Other    | \$46,835   | \$6,743    | \$14,910   | \$4,372     | \$72,860  |
| TOTAL BUDGET BY ZONE                        | \$537,178  | \$60,027   | \$170,412  | \$48,998    | \$816,615 |
| Sub Total                                   |            | \$767,617  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$816,615  |             |           |

Year 8

| Item  | 2026       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$144,357  | \$20,784   | \$45,957   | \$13,474    | \$224,572 |
| B. Landscaping, Sanitation & Beautification | \$130,247  | \$18,754   | \$41,465   | \$12,157    | \$202,623 |
| C. Marketing & Promotions                   | \$122,801  | \$0        | \$39,094   | \$10,334    | \$172,229 |
| D. Public Plaza or Farmer's Market          | \$1,984    | \$0        | \$0        | \$127       | \$2,111   |
| E. New Business Attraction                  | \$1,505    | \$0        | \$479      | \$127       | \$2,111   |
| F. Policy Dev., Management & Administration | \$113,966  | \$16,410   | \$36,282   | \$10,638    | \$177,296 |
| G. Office, Insurance, Accounting & Other    | \$49,177   | \$7,080    | \$15,656   | \$4,590     | \$76,503  |
| TOTAL BUDGET BY ZONE                        | \$564,037  | \$63,028   | \$178,933  | \$51,447    | \$857,445 |
| Sub Total                                   |            | \$805,998  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$857,445  |             |           |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

Year 9

| Item  | 2027       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$151,575  | \$21,823   | \$48,255   | \$14,148    | \$235,801 |
| B. Landscaping, Sanitation & Beautification | \$136,759  | \$19,692   | \$43,538   | \$12,765    | \$212,754 |
| C. Marketing & Promotions                   | \$128,941  | \$0        | \$41,049   | \$10,850    | \$180,840 |
| D. Public Plaza or Farmer's Market          | \$2,083    | \$0        | \$0        | \$133       | \$2,216   |
| E. New Business Attraction                  | \$1,580    | \$0        | \$503      | \$133       | \$2,216   |
| F. Policy Dev., Management & Administration | \$119,664  | \$17,230   | \$38,096   | \$11,170    | \$186,160 |
| G. Office, Insurance, Accounting & Other    | \$51,636   | \$7,434    | \$16,438   | \$4,820     | \$80,328  |
| TOTAL BUDGET BY ZONE                        | \$592,238  | \$66,179   | \$187,879  | \$54,019    | \$900,315 |
| Sub Total                                   |            | \$846,296  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$900,315  |             |           |

Year 10

| Item  | 2028       |            |            |             |           |
|---|------------|------------|------------|-------------|-----------|
|   | Zone 1     | Zone 2     | Zone 3     | Non Ass'mt* | Totals    |
|   | SP Ass'mts | SP Ass'mts | SP Ass'mts |             |           |
| ANNUAL BUDGET COSTS                         |            |            |            |             |           |
| A. Ambassador / Security Services           | \$159,154  | \$22,915   | \$50,668   | \$14,855    | \$247,592 |
| B. Landscaping, Sanitation & Beautification | \$143,597  | \$20,676   | \$45,715   | \$13,404    | \$223,392 |
| C. Marketing & Promotions                   | \$135,388  | \$0        | \$43,102   | \$11,393    | \$189,883 |
| D. Public Plaza or Farmer's Market          | \$2,187    | \$0        | \$0        | \$140       | \$2,327   |
| E. New Business Attraction                  | \$1,659    | \$0        | \$528      | \$140       | \$2,327   |
| F. Policy Dev., Management & Administration | \$125,648  | \$18,092   | \$40,001   | \$11,728    | \$195,469 |
| G. Office, Insurance, Accounting & Other    | \$54,217   | \$7,806    | \$17,260   | \$5,061     | \$84,344  |
| TOTAL BUDGET BY ZONE                        | \$621,850  | \$69,489   | \$197,274  | \$56,721    | \$945,334 |
| Sub Total                                   |            | \$888,613  |            |             |           |
| GRAND TOTAL PBID BUDGET                     |            |            | \$945,334  |             |           |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

10 Years

| Item  | Totals             |                  |                    |                  |                    |
|---|--------------------|------------------|--------------------|------------------|--------------------|
|   | Zone 1             | Zone 2           | Zone 3             | Non Ass'mt*      | Totals             |
|   | SP Ass'mts         | SP Ass'mts       | SP Ass'mts         |                  |                    |
| <b>ANNUAL BUDGET COSTS</b>                  |                    |                  |                    |                  |                    |
| A. Ambassador / Security Services           | \$1,290,389        | \$185,788        | \$410,804          | \$120,446        | \$2,007,427        |
| B. Landscaping, Sanitation & Beautification | \$1,164,261        | \$167,638        | \$370,650          | \$108,673        | \$1,811,222        |
| C. Marketing & Promotions                   | \$1,097,701        | \$0              | \$349,461          | \$92,372         | \$1,539,534        |
| D. Public Plaza or Farmer's Market          | \$17,735           | \$0              | \$0                | \$1,132          | \$18,867           |
| E. New Business Attraction                  | \$13,452           | \$0              | \$4,283            | \$1,132          | \$18,867           |
| F. Policy Dev., Management & Administration | \$1,018,728        | \$146,683        | \$324,319          | \$95,089         | \$1,584,819        |
| G. Office, Insurance, Accounting & Other    | \$439,585          | \$63,291         | \$139,944          | \$41,031         | \$683,851          |
| <b>TOTAL BUDGET BY ZONE</b>                 | <b>\$5,041,851</b> | <b>\$563,400</b> | <b>\$1,599,461</b> | <b>\$459,875</b> | <b>\$7,664,587</b> |
| Sub Total                                   |                    | \$7,204,712      |                    |                  |                    |
| <b>GRAND TOTAL PBID BUDGET</b>              |                    |                  | <b>\$7,664,587</b> |                  |                    |

\* Non-assessment revenues of at least 6% to cover the cost associated with general benefits from District improvements and activities.

GENERAL NOTE: The District will endeavor to reduce and/or supplement budgeted expenditures through donations and prudent management practices. Some shifting of actual expenditures between the above budget categories may occur. The Owners' Association will have the discretion to make adjustments up to 10% of each of the above budget category line items as submitted in its Annual Planning Report to the City. Unexpended assessments, incompletd projects, accumulated interest, or delinquent payments from any fiscal year may be carried forward and rebudgeted for subsequent fiscal years or renewal term for any approved District purpose. Fund balances may be used in any fiscal year. There shall be no change in service levels established by this Management District Plan pursuant to Streets and Highways Code section 36650. All District assessments are subject to inflationary increases based upon movement in the Los Angeles – Orange - Riverside Consumer Price Index for All Urban Consumers, not to exceed five per cent (5%) per fiscal year. The maximum assessment level is assumed above. The District Fiscal Year will be January 1 through December 31 of each calendar year.

#### **IV. PROPOSED MANAGEMENT DISTRICT ASSESSMENT FORMULA**

Revenues to fund District Service Plan costs will be generated by an annual special assessment against each specially benefitting parcel in the District; and, an annual non-special assessment contribution to cover the costs associated with any general benefit from services. The amount of the special assessment against each assessed parcel reflects the relative special benefit that parcel will derive from District services.

Three (3) levels of benefit will be provided within the District as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers' market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 1 will be \$0.01592 per square foot of lot size; \$0.2076 per square foot of improvement size; and, \$9.7931 per linear foot of street frontage that is directly across from other frontage included within the District.
- Zone 2 consists of all "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not benefit these Zone 2 parcels,

which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 2 will be \$0.0122 per square foot of lot size; \$0.0584 per square foot of improvement size; and, \$5.7649 per linear foot of street frontage that is directly across from other frontage included within the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in the Engineer's Report for the District, which is incorporated herein by reference, and included as Appendix 2 of this document. The annual rate of the assessment in Zone 3 will be \$0.01762 per square foot of lot size; \$0.2391 per square foot of improvement size; and, \$10.1772 per linear foot of street frontage that is directly across from other frontage included within the District.

Assessment rates may be adjusted annually by the Owner's Association according to the change in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year. Any such CPU adjustment shall be submitted to the City of Los Angeles with the District's Annual Planning Report in accordance with Streets and Highways Code Section 36650.

The Los Angeles City Clerk's Office is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

These assessment rates were designed so that one-third (33.33%) of the total assessment will be based on lot size, one-third (33.33%) will be based on improvement size, and one-third (33.33%) based on street frontage. These three factors, taken together, better reflect the special benefits derived by different types of land uses and parcels than would any single factor. Refer to the Engineer's Report for the District, which is incorporated

herein by reference, and included in Appendix 2 of this document, for greater elaboration regarding the District assessment formula.

Relative to District services provided in Zone 2, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit public schools parcels. Public schools, by their nature, do not specially benefit from these services as do other uses. Therefore, parcels zoned "PF" and used as public schools by the Los Angeles Unified School District (LAUSD) require special analysis in order to avoid overstating the special benefits they receive and will not be assessed for these services from which they do not specially benefit. Moreover, services to these "PF" zoned parcels will only be provided along the linear street frontage of Melrose Avenue or Fairfax Avenue or other streets located in the District only for the length of street frontage that is directly across from other street frontage that is in the District. LAUSD parcels will specially benefit from the direct delivery of Ambassador / Security; and Landscaping, Sanitation, and Beautification; Policy Development, Management, and Administration; and, Office, Insurance, Accounting, and Other services along Melrose Avenue or Fairfax Avenue, or other street frontage that is directly across from street frontage that is in the District. The adjusted assessment also recognizes that school parcels by their nature are disproportionately large as compared to other parcels located within the District.

Relative to District services provided in Zone 3, Marketing and Promotions; Temporary or Permanent Public Plaza or Farmers' Market; New Business Attraction; and that portion of Policy Development, Management, and Administration directed to supporting them, will not specially benefit those parcels. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which is distant from Zone 3, and will not therefore specially benefit Zone 3 parcels.

A list of the parcels to be included in the District is provided in Appendix 1 of this document. The Engineer's Report provides a full database including the proposed 2019 assessments for each parcel included within the District.

For a more complete description of the methodology used to determine these rates, refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Appendix 2 of this document.

During the ten-year effective term of the District, it is likely that some of the improvements on some parcels within the District will change, will be developed with additional commercial improvements, or will see the demolition of existing improvements. The assessment against each parcel for any year will be based on the improvements actually present on the parcel at the beginning of that year. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in the Engineer's Report (see Step 5 on Page ER-13). Pursuant to Government Code

Section 53750(h)(3), a change in the assessment against a parcel that results solely from changes to the parcel does not constitute an assessment “increase” requiring the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula itself is changed.

## **V. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE**

The base line services of the City of Los Angeles are not affected by the District’s improvements and activities, which are only supplemental in nature to those services. The Melrose business improvement district is being formed to provide enhanced or otherwise unavailable improvements and activities for each individual assessed parcel located within the boundaries of the District.

## **VI. PUBLICLY OWNED PARCELS**

The State Law requires that all publicly owned parcels within the District be assessed as any other similarly situated private parcel unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2014 are shown below:

### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$6,282.66         | 1.10%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$38,510.33        | 6.72%         |
|   |              | Total LAUSD               |       | \$44,792.99        | 7.82%         |

See the Engineer’s Report for additional information about the publically owned parcels.

## **VII. PROPOSED IMPLEMENTATION TIMETABLE**

The following timetable is proposed for the Melrose business improvement district formation:

| <b><u>DATE</u></b> | <b><u>ACTIVITY</u></b>  |
|--------------------|---|
| October 2017       | 1 <sup>st</sup> draft Management District Plan / Engineer's Report.   |
| October 2017       | Approval of Management District Plan / Engineer's Report by City Clerk's Office.  |
| January 2017       | Petitions circulated to all property owners.  |
| March 2018         | Signed petitions submitted to City Clerk's Office & City Council.   |
| April 2018         | City Council adoption of Ordinance of Intention to Form BID.  |
| May 2018           | Proposition 218 ballot election.  |
| June 2018          | Final City Council hearing and ballot counting.   |
| August 2018        | Melrose BID assessments filed with L. A. County.  |
| October 2018       | Approval of new City Contract for BID administration. City Clerk initiates PBID assessment collection process for initial year. |
| January 2019       | Melrose BID begins operations.  |

As provided by State Law, the new Melrose business improvement district will have a set term. The District's term will be January 1, 2019 through December 31, 2028. At the end of that period, the District may be renewed as permitted by State Law, the costs of which would be an approved use of District funds. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to property owners as required by State Law following the removal of all District improvements and property from the public right of way as described Service Plan Budget section of this Management District Plan.

## **VIII. DISTRICT GOVERNANCE**

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

### **A. Owner's Association**

The City will enter into a contract with a private, non-profit entity designated as an "owner's association" to administer and implement improvements and activities described in the Management District Plan. The owner's association may be an existing or newly formed nonprofit entity. The owner's association will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the owner's association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owner's Association will prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The Owner's Association may consider appeals of parcel assessments for appropriate adjustment.

### **B. Professional Staff**

The Board of Directors of the owner's association will employ an Executive Director whose duty it is to implement all of the improvements and activities; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

### **C. Staff Neutrality**

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may not be clearly determined by the Board. In such circumstances, staff should refer such choices to the Board of Directors for decision.

**Appendix 1:**  
**District Parcel List**

**Appendix 2:**  
**Proposition 218 Engineer's Report**

**Engineer's Report**  
**FOR THE**  
**FORMATION**  
**OF THE**  
**MELROSE**  
**PROPERTY BUSINESS IMPROVEMENT**  
**DISTRICT**

*Prepared September 2017 pursuant to the State of California  
Property and Business Improvement District Law of 1994  
to adopt a Management District in the Melrose area, a community within the  
City of Los Angeles*

*By*  
*Merit Civil Engineering, Inc.*  
*Robert Merrell, P.E. (R.C.E. #28100)*  
*12391 Lewis Street, Suite 201*  
*Garden Grove, CA 92840*

# ENGINEER'S CERTIFICATION

This Engineer's Report is prepared pursuant to the Property and Business Improvement District Law of 1994 as amended (Streets & Highways Code Section 36600 *et seq.*; hereinafter "State Law") and pursuant to the provisions of Article XIID of the California Constitution (Proposition 218). It has been prepared in support of the Management District Plan for the proposed renewal of Melrose Property Business Improvement District (the "District"). That Management District Plan is incorporated herein by reference and provides a more complete description of the improvements and activities (referred to herein collectively as "Services") to be provided by the District.

Review of this Management District Plan and preparation of this Engineer's Report was completed by:

Robert Merrell, P. E.  
State of California  
Registered Civil Engineer No. 28100

# **ENGINEER’S REPORT**

## **Introduction**

This report shall serve as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit assessments proposed to be levied annually beginning on January 1, 2019 and through and including December 31, 2028 within the Melrose Property Business Improvement District. The assessments levied in connection with the District will be levied against parcels of real property, not businesses, and will be collected on the tax roll at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. This means, for example, that the assessment to fund District operations for calendar year 2019 will be collected on the 2018-19 tax roll. The Los Angeles City Clerk’s Office is authorized to collect the assessments or to place them on the County property tax roll together with any accrued interest or penalties for late payment or non-payment. The assessments will fund the costs of Services provided by the District, which are distributed among all parcels specially benefiting from them, based on the proportional special benefit that each parcel receives from the Services. Only those properties expected to specially benefit from funded Services will be assessed.

## **Background**

The District is a property-based assessment district established pursuant to the Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq.*; hereinafter “State Law”). The State Law authorizes an assessment to fund various improvements and activities (referred to herein collectively as “Services”), provided in connection with a Business Improvement District. The costs of these Services are distributed among all parcels specially benefiting from the Services based on the proportional benefit each receives from the improvements provided. Only those properties expected to specially benefit from funded Services may be assessed.

This Engineer’s Report was prepared in support of the Management District Plan for the District. Reference is made to the Management District Plan (which is incorporated herein by reference) for a more complete description of the improvements to be funded with the proposed assessment.

## **Proposition 218 Requirements**

Article XIID of the California Constitution, approved by the voters in 1996 as Proposition 218, requires that assessment methodologies meet certain requirements. Key provisions of Proposition 218 together with a description of how the District complies with each are described below.

**Finding 1: “Identify all parcels which have a special benefit conferred upon them and upon which an assessment will be imposed” (From Section 4(a)).**

There are 180 identified parcels within the District that will specially and individually benefit from its proposed Services. These parcels are shown on the boundary map of the District contained within the Management District Plan, and listed in attachments to the Management District Plan and this Engineer’s Report. The lists identify these parcels by Assessor’s Parcel Number, property owner name, and site address.

Parcels were identified for inclusion based upon whether or not they will specially and individually benefit from District Services. The purpose of the proposed District is to provide Services to parcels in the Melrose commercial area, located along Melrose Avenue between N. Highland Avenue on the east and N. Fairfax Avenue on the west. Like many commercial areas in Los Angeles, Melrose is a narrow strip, which is approximately one parcel deep on each side of Melrose Avenue and substantially surrounded by residential neighborhoods. Consequently, all non-residential zoned parcels located within a block of Melrose Avenue were included in the District, while the surrounding solely residential zoned neighborhoods were not. Parcels zoned solely for residential use are excluded from the District or not assessed because, pursuant to Section 36632(c) of the Law, they “are conclusively presumed not to benefit” from District Services.

These services will be provided differently in three (3) separate zones as described below:

- Zone 1 consists of all commercially zoned properties in the District located between Fairfax Avenue and La Brea Avenue. All District Services will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus demand for Services, except as described below with respect to residential use, non-profit use, and church / synagogue use parcels. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; promotion of a temporary or permanent public plaza or farmers’ market; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other costs. Those parcels that are in residential use, non-profit use, or church / synagogue use will not specially benefit from marketing and promotions, promotion of a temporary or permanent public plaza or farmers’ market, or new business attraction services, or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. The particular and distinct special benefits conveyed to each assessed Zone 1 parcel are described in this Engineer’s Report for the District.
- Zone 2 consists of all “PF” zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD). There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax

High School (APN 5527-021-900). Because of their use as schools, which is governed by law, these parcels experience a different type of vehicle and pedestrian traffic and no commercial use. Only ambassador / security services; landscaping, sanitation, and beautification services; and the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) will provide a special benefit to these properties. Also these Services will be provided to Zone 2 parcels only on frontage that is directly across from other street frontage that receives District Services, except for Fairfax Avenue, which translates into a lower demand for services than Zone 1 or Zone 3 parcels. Marketing and promotions, promotion of a temporary or permanent public plaza or farmers' market, and new business attraction services or the administrative overhead costs associated with them will not specially benefit these Zone 2 parcels, which will, therefore, not be assessed for them. The particular and distinct special benefits conveyed to each Zone 2 parcel are described in this Engineer's Report for the District.

- Zone 3 consists of all commercially zoned properties in the District located between La Brea Avenue and Highland Avenue. All District Services except promotion of a temporary or permanent public plaza or farmers market or the administrative overhead required to provide them will be provided to these properties, which experience a high level of vehicle and pedestrian traffic and commercial density, and, thus a high demand for Services except as described below with respect to residential use, non-profit use, and church / synagogue use parcels, and which will further not specially benefit from new business attraction services, or the administrative overhead required to provide them, and will, therefore, not be assessed for them. These Services include: ambassador / security services; landscaping, sanitation, and beautification services; marketing and promotions; new business attraction; policy development, management, and administration; and, office, insurance, accounting, and other overhead costs. Temporary or permanent public plaza or farmers market services are directed to the distinct customer demographic and economic market segment frequenting Zone 1, which is different than Zone 3, and would be located in Zone 1, which will not therefore specially benefit Zone 3 parcels. The particular and distinct special benefits conveyed to each Zone 3 parcel are described in this Engineer's Report for the District.

All parcels included in the District are commercially zoned "C2" or "C4" by the City of Los Angeles except for the two public schools "PF" zoned parcels. This zoning is recognized by the Los Angeles County Assessor's Office and includes retail, office, restaurant, entertainment, art gallery, and other uses. All such assessed commercial use parcels except those used for residential, non-profit, or church / synagogue use, will specially and individually benefit from District Services in proportion to their relative land and improvement size and length of street frontage as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance their attractiveness for customers, employees, visitors, owners, and tenants as they travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street and public alley cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract customers, employees, tenants, and investors thereby increasing business volumes. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is greater than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target customers, employees, tenants, and investors either individually or as identifiable sub-groups to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

Marketing and Promotions services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. District Marketing and Promotions will not address these uses or serve them in any manner.

- Public plaza or farmers' market promotion services include efforts to site, construct, or operate a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. Similarly, a farmers' market would

attract local residents and visitors in a manner that showcases the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors to communicate the desirability of merchandise or services provided on assessed District parcels thereby increasing economic activity including sales, customer traffic, and space rental. This benefit to assessed District parcels is particular and distinct because non-assessed parcels or the merchandise or services provided on them or their location will not be the subject of any District activities. These services would not be available within the City's baseline level of services.

Public plaza or farmers' market promotion services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. Public plaza or farmers' market promotion services will not address these uses or serve them in any manner.

- New Business Attraction services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interest as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. These services are not available within the City's baseline level of services.

New Business Attraction services will not benefit parcels used for residential uses, non-profit uses, or church / synagogue uses or the administrative overhead needed to provide them, and will, therefore, not be assessed for those services or the administrative overhead costs associated with them. New Business Attraction services will not address these uses or serve them in any manner.

- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the above described direct Services (i.e. ambassador / security; landscaping, sanitation, and beautification; marketing and promotions; and new business attraction) and the development of broader policies affecting the area that encourage economic activity and growth. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services and facilitate the development of broader policies affecting the individually assessed parcels that encourage economic activity and growth, both of which increase business volumes. This benefit to assessed District parcels is

particular and distinct because non-assessed parcels do not receive the benefits of its direct services or the policy initiatives it undertakes. These services are not available within the City's baseline level of services.

All "PF" zoned properties in the District used as public school sites by the Los Angeles Unified School District (LAUSD) will specially and individually benefit from the following District services: ambassador / security services; landscaping, sanitation, and beautification services; and, the organizational overhead resources needed to support them (policy development, district management, and administration; and, office, insurance, accounting, and other costs) in proportion to their relative land and improvement size and length of street frontage. There are two (2) such parcels: Melrose Elementary School (APN 5525-010-900) and Fairfax High School (APN 5527-021-900). Such public use parcels will not specially benefit from the following District services: marketing and promotions services; temporary or permanent public plaza or farmers' market promotions; or, new business attraction services as described below:

- Ambassador / Security services provide a readily identifiable, uniformed service patrol that observes and responds to needs from the properties to be assessed. The impact of these services is to create the appearance of safety for each individually assessed parcel, which will enhance their attractiveness for of students, teachers, employees, and visitors as they travel to and from those parcels, thereby stimulating the quality of their educational experience and contributing to the public school mission that specially and individually benefits those parcels. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Landscaping, Sanitation, and Beautification services include sidewalk cleaning, street cleaning, sidewalk pressure washing, graffiti removal, sticker removal, trash removal, and landscaping at the properties that are assessed. The impact of these services upon assessed District parcels is that they attract students, teachers, employees and visitors thereby contributing to satisfying the owner's service mission. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive these benefits. This standard of service is higher than would exist with only baseline City services.
- Marketing and Promotions services include street banners, signage, holiday decorations, a website, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, none of which will specially benefit publically owned school parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not specially benefit them. Consequently, publically owned parcels in the District will not be assessed for Marketing and Promotions costs or the administrative overhead costs of providing them.

- Public plaza or farmers' market promotions services include public plaza or farmers' market promotion efforts to site, construct, or operate a temporary or permanent public plaza or farmers' market within the District between Fairfax and La Brea Avenues. Such a facility or special event would create a venue for other events or activities that showcase the District's unique identity, brand, and business sales opportunities to convey a positive image of each individually assessed parcel to customers, employees, visitors, owners, tenants, and investors. None of these services will specially benefit publically owned school parcels because they are addressed to commercial economic uses served by individual discretionary decision-making as opposed to public school uses for which use is determined by law, and therefore do not benefit them. Consequently, publically owned school parcels in the District will not be assessed for public plaza or farmers' market promotion costs or the administrative overhead costs of providing them.
- New Business Attraction Services include preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District's best interests as approved by the Owner's Association in order to expand existing tenancies, attract new tenants, or general future growth of assessed parcels, none of which will specially benefit publically owned school parcels because they are addressed to commercial economic uses not school uses and therefore do not benefit them. Consequently, publically owned parcels in the District will not be assessed for New Business Attraction costs or the administrative overhead costs of providing them.
- The District's Policy Development, Management, and Administration services provide for the efficient and effective functioning of the ambassador / security services; and, landscaping, sanitation, and beautification services that specially benefit these publically owned school parcels and therefore provide a particular and distinct benefit to them because non-assessed parcels do not receive the special benefits of its direct services. These services include District vendor selection and management, property owner communications, advocacy of property interests, effective Owner's Association coordination, and sound fiscal management. The impact of these services upon assessed District parcels is that they improve the effectiveness and efficiency of District Services which benefits assessed parcels' achievement of their service mission. This benefit to assessed District parcels is particular and distinct because non-assessed parcels do not receive the benefits of its direct services. This standard of service is higher than would exist with only baseline City services.

In order to ensure that parcels outside of the District will not specially benefit from the Services funded with the assessment, Services will only be provided within the boundaries of the District. Specifically, ambassador / security patrols, landscaping staff, sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks adjacent to

individually assessed parcels within the District and will not provide services outside of District boundaries. Similarly, the District will not fund ambassador / security patrols; landscaping, sanitation, or beautification services; marketing or promotional efforts; public plaza or farmers' market promotions; nor new business attraction activities directed outside of District boundaries. All District programs are intended to promote commercial vitality, and to attract and retain business within the District.

Parcels outside of the District that are zoned solely for residential use will not specially benefit from District Services because the Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these zoned solely residential parcels will be physically remote from the Services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, homes, apartments and other structures zoned solely for residential use, and outside of the commercial area encompassed by the District, will not specially benefit from the marketing and promotions; new business attraction; and, policy-making services that will be geared towards the commercial use parcels within the District. These services will be marketing the office and retail opportunities in the District, not the residential opportunities outside of it. Additionally, State Law conclusively presumes that parcels zoned solely for residential use receive no special benefit from improvements and activities funded under it. No solely residential zoned parcels are included within the District.

Parcels outside of the District that are in commercial, or other non-residential uses, will not specially benefit from District Services because these Services will not be provided on the street or sidewalk fronting such parcels. Therefore, these commercial or other non-residential use parcels will be physically remote from the services — patrols will not go in front of such parcels and landscaping, sanitation, and beautification crews will not clean in front of such parcels. Furthermore, marketing and promotions; new business attraction; and, policy-making services that will be focused towards the commercial use parcels within the District and not parcels outside the District. These commercial or other non-residential use parcels are parts of other commercial or residential Districts that surround the Melrose commercial area, not part of this District, which has a definite and unique character and different marketplace orientation from these surrounding areas.

The following narrative explains how specific boundary locations were determined.

**Northern Boundary:**

The northern boundary of the District begins at the intersection of the centerline of N. Fairfax Avenue with the centerline of the public alley north of parcel 5527-011-005 (the parcel at the northeast corner of N. Fairfax Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley east approximately 1 mile to the centerline of N. Formosa Avenue. At the point at which the public alley centerline intersects with the centerline of Poinsettia Place, the boundary follows the Poinsettia Place centerline to transition from 15 ft. wide public alley width to the west and 20 ft. wide public alley to the east and then continues east

along the public alley centerline. Continuing at the point of intersection of the center of the public alley and the centerline of N. Formosa Avenue, the District boundary runs north along the centerline of N. Formosa Avenue to its intersection with the centerline of Waring Avenue, then east along the centerline of Waring Avenue to its intersection with N. Detroit Street, then south along the centerline of N. Detroit Street to its intersection with the centerline of the public alley to the north of parcel 5525-009-022 (the parcel located at the northeast corner of N. Detroit Street and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to the centerline of the public alley to the east of that parcel 5525-009-022, then along that centerline to its intersection with the north parcel boundary of parcel 5525-009-024 at which point it continues east across N. La Brea Avenue to the centerline of the public alley to the north of parcel 5525-008-032 (the parcel located at the northeast corner of N. La Brea Avenue and Melrose Avenue). From that point, the District boundary continues east along the centerline of the public alley to its intersection with the centerline of the N. Citrus Avenue then, south along that centerline to its intersection with the centerline of Melrose Avenue, then along that centerline to its intersection with the centerline of Highland Avenue. This boundary was chosen to include all of the non-residential, commercial use parcels with shared marketplace demographic orientation that compose the unique, historically identified, compact, area that attracts pedestrians known as “Melrose,” to the south between N. Fairfax Avenue and N. Highland Avenue and exclude all solely residential zoned parcels located to the north of the alley that runs behind the Melrose Avenue business strip. Solely residential zoned parcels are presumed by State Law to not benefit from District improvements and activities. The area to the north of the alley is zoned solely residential, except along N. Fairfax Avenue, N. La Brea Avenue, and N. Highland Avenue (each of which constitutes a distinct business corridor). The commercially zoned parcels that front on N. Fairfax Avenue or N. La Brea Avenue are excluded from the District because they are oriented to provide services to those major commercial collector streets and would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and its commercial uses that share a different marketplace demographic orientation. The commercially zoned parcels that front N. Highland Avenue are excluded from the District because they are included within the boundaries of the Hollywood Media District BID and, therefore, prohibited by State Law from being included in the District. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements or activities will be provided outside of the District’s boundaries.

#### **Eastern Boundary:**

The eastern boundary of the District begins at the intersection of the centerline of Melrose Avenue and its intersection with the centerline of N. Highland Avenue and extends south along that centerline to its intersection with the centerline of the public alley south of parcel 5524-017-001. This boundary was chosen to include all of the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians to the west that functions as an economic unit with a shared marketplace

demographic orientation. This boundary also excludes from the District commercially zoned parcels that front on N. Highland Avenue and are located within the Hollywood Media District BID and precluded by State Law from being included within the Melrose BID boundaries. Solely residentially zoned parcels that front on N. Highland Avenue are excluded from the District because they are presumed by State Law to not benefit from District improvements and activities. The auto maintenance commercial use located at Highland Avenue is oriented to provide services as part of the extended commercial corridor located along that major arterial street and that would not benefit from the improvements and activities provided for the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians and a different marketplace demographic. Parcels located east of N. Highland Avenue on Melrose Avenue are either zoned solely residential and presumed by State Law to not benefit from improvements and activities provided by the District or are commercial parcels that are oriented to providing services to the surrounding residential neighborhood and are also excluded from the District because they would not benefit from the improvements and activities provided for the unique, historically identified, compact, shopping / office district fronting on Melrose Avenue that attracts pedestrians of a different marketplace demographic orientation. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be provided outside of the District’s boundaries.

#### **Southern Boundary:**

The southern boundary of the District continues west from the intersection of the centerline of N. Highland Avenue with the centerline of the public alley south of parcel 5524-017-001 (the parcel located at the southwest corner of N. Highland Avenue and Melrose Avenue). From that point, the District boundary follows the centerline of the public alley west approximately 1 mile to the centerline of N. Genesee Avenue. At that point, to include the Fairfax High School parcel 5527-021-900 that fronts on Melrose Avenue, the District boundary runs south along the centerline of N. Genesee Avenue to its intersection with the centerline of Rosewood Avenue, then west along the centerline of Rosewood Avenue to its intersection with the centerline of N. Fairfax Avenue. This boundary was chosen to include all of the of the commercial parcels that compose the unique, historically identified, compact, area known as “Melrose” that attracts pedestrians with a shared marketplace demographic orientation to the north and excludes those to the south that are zoned solely residential and presumed by State Law to not benefit from District improvements or activities. Also excluded from the District were commercially zoned parcels that front on N. Fairfax Avenue, or N. La Brea Avenue (each of which constitute a distinct business corridor). These extended, regional commercial corridors are oriented to provide services to automobile traffic on those major arterial streets and would not benefit from the improvements and activities provided for the shopping / office district fronting on Melrose Avenue that attracts pedestrians. All assessed parcels located within the District will specially and individually benefit from its improvements and activities. No improvements and activities will be

provided outside of the District's boundaries.

**Western Boundary:**

The western boundary of the District continues north along the centerline of N. Fairfax Avenue from its intersection with the centerline of Rosewood Avenue south of parcel 5527-021-900 (the parcel located at the southeast corner of N. Fairfax Avenue and Melrose Avenue), and extends to its intersection with the centerline of the public alley north of parcel 5527-011-005, which is the point of beginning for this boundary description. This boundary was chosen to include the entire unique, historically identified, compact area known as "Melrose" that attracts pedestrians with a distinct and shared marketplace demographic. Fairfax High School breaks the pedestrian customer activity flow from those parcels to the east; and, the clientele and type of commercial activity on the commercially zoned parcels to the west are different from that of the Melrose area. This boundary also excludes from the District commercially zoned parcels that front on N. Fairfax Avenue that are a part of the extended commercial corridor located along that major arterial street and oriented to provide services to automobile traffic on it and that would not benefit from the services provided for the pedestrian-oriented shopping / office district fronting on Melrose Avenue. Parcels located west of N. Fairfax Avenue that are zoned solely residential and presumed by State Law to not specially benefit from District improvements and activities are also excluded from the District. Commercial parcels located west of N. Fairfax Avenue that are oriented to providing services to adjacent residential neighborhoods or to a different customer market segment, are excluded from the District because they would not benefit from the improvements and activities provided for the pedestrian-oriented shopping / office district fronting on Melrose Avenue. Also excluded from the District are commercial parcels located west of N. Fairfax Avenue that are a part of non-Melrose shopping areas and would not benefit from the improvements and activities directed to that unique, historically identified, compact, area known as "Melrose" that attracts pedestrians to the west that serve a shared marketplace demographic. All assessed parcels located within the District will specially and individually benefit from its improvements and activities of the District. No improvements and activities will be provided outside of the District's boundaries.

**Finding 2: "Separate the general benefits from the special benefits conferred on parcel(s). Only special benefits are assessable." (From Section 4(a)).**

State Law, Proposition 218, and judicial decisions require that assessments be levied according to the estimated special benefit each assessed parcel receives from Services provided by the District. Article XIID Section 4a of the California Constitution states, in part, that "only special benefits are assessable," which requires that general benefits, if any, be separated from special benefits provided by the District. A judicial decision in the Golden Hill Neighborhood Association v San Diego case further clarified that "even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits,

however slight, can be deducted from the amount of the cost assessed against specially benefitting properties.”

### **Special Benefit**

Proposition 218 defines “special benefit” to mean “a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. General enhancement of property value does not constitute ‘special benefit.’” The Services, their costs, and assessments have been carefully identified, reviewed, and allocated to confer special and individual benefits pursuant to the provisions of State Law and Proposition 218. These Services are tailored to confer special benefits on particular parcels, not the general public, and are above and beyond services available from the City of Los Angeles, which qualifies these Services as particular and distinct benefits. For example, the proposed Ambassador / Security Services Program provides a readily identifiable, uniformed presence serving each individually assessed parcel by observing and responding to needs of those parcels and in doing so creates the appearance of safety of each individually assessed parcel, which will enhance these parcels’ attractiveness for customers, employees, visitors, owners and tenants as they enter, move through, leave, and travel between those parcels, thereby stimulating the quality of their shopping / business experience and contributing to an improved business climate and economic vitality that specially and individually benefits those parcels. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Similarly, the proposed Landscaping, Sanitation, and Beautification Program provides sidewalk cleaning, street sweeping, pressure washing, trash removal, graffiti removal, sticker removal, and cleaning at the properties that are assessed. Parcels that receive these services attract more customers, employees, tenants, and investors thereby increasing business volumes. These benefits are particular and distinct in that they are not provided to non-assessed parcels outside of the District. Also similarly, the proposed Marketing and Promotions Program provides street banners, signage, holiday decorations, a website, social media out-reach, a newsletter for property owners, branding graphics and advertising, placement of promotional materials in various media, and brochure preparation that target tenants, employees, investors, and owners either individually or as combined sub-groups to communicate the desirability of merchandise or services provided on assessed parcels thereby increasing economic activity including sales, customer traffic, and space rentals. This special benefit to assessed District parcels is particular and distinct because non-assessed parcels or their residential units will not be the subject of any District marketing and promotions activities. Also similarly, New Business Attraction services provide for preparation of brochures or other communications vehicles, preparation of economic or demographic analyses, preparation of planning analyses, and representation of the District’s best interests as approved by the Owner’s Association in order to expand existing tenancies, attract new tenants, or general future growth that positively affects the District and each individual assessed parcel in the District by contributing to an improved business climate and economic vitality. No District services will be provided outside the District boundaries. The special and individual benefit to parcels from the proposed Services is equal to or exceeds the total amount of the proposed assessment in that each individual assessed parcel’s assessment is no greater than the special and individual benefit it

receives from the Services. A quantitative analysis of the special and general benefits is presented below.

The District's purpose is to fund Services that increase pedestrian traffic and business levels by providing a safer, more attractive, better kept, cleaner, and more beautiful environment; presenting a more attractive and vibrant area; and, attracting businesses and tenants which increase rent levels, occupancies, and the vibrancy of assessed parcels. These Services also make each individual parcel a more desirable place to live, work, or conduct business.

Pragmatically, it is well known that business decisions are based upon the quality of alternative locations. As described in an article "Accelerating Economic Growth and Vitality Through Smarter Public Safety Management" that appeared in the September 2012 IBM Global Business Services Executive Report: "Lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns... Almost universally, places with lower crime rates are perceived as more desirable." As economic investment occurs within the District, pedestrian traffic will increase and constitute a special and distinct benefit to all parcels.

Therefore, quantification of the number of individuals engaging in any type of commerce or residing in the District as compared to those not so engaged will distinguish special from general benefits.

In 2013, as a component in the preparation of the original Engineer's Report forming the Melrose BID District, a pedestrian intercept survey was conducted within the District boundary to determine the degree to which respondents engage in any type of commercial activity (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school); or, live within that area. This survey was conducted under the supervision of Dr. William Whitney, a Ph.D. Economist with over 40 years' experience in analytical modeling, and included Whitney's "statistical certification" and calculations that the likelihood that it is an accurate reflection of the total District population is 95.72%. The survey included 547 respondents and was conducted on May 2 and May 4, 2013 at separate random locations throughout the District. Every effort was made to include an unbiased cross section of participants. All of the respondents appropriately addressed each of the questions with a single answer, which allowed all surveys to be used in drawing conclusions.

As to survey results, as distinguished from statistical methodology, Whitney concluded: "Of those 547 valid survey responses, 522 individuals or 95.43% of the total indicated that they would engage in (or intended to engage in) at least one of the described commercial activities within the District as opposed to simply 'stroll, walk around, or make a transit connection' (i.e. just pass through the District) with no business purpose."

The survey also found that: “of the 547 respondents, 453 individuals or 82.82% of the total indicated that at least one of the proposed District Services would contribute to their decision to come into the area.” This response is a measure of the high level of special benefit that assessed parcels receive from District Services.

In preparing this Engineer’s Report in support of Melrose BID renewal, the Engineer has determined that no significant changes relative to the respective ratios of special and general benefit have occurred since the original Whitney survey. Moreover, based upon independent judgement and experience of over 30 years in public works civil engineering and assessment district formation work, including consideration of applicable State Law and judicial guidance, the Engineer has concluded that each of the proposed District Services provides a special and individual benefit to the assessed parcels within the District.

The Services (ambassador / security; landscaping, sanitation, beautification; marketing and promotions; public plaza or farmers’ market promotions; new business attraction; and, policy development, management, and administration) to be provided by the District are designed to meet specific needs of the properties to improve business within the District area and provide special and individual benefits to each property. Improving the business environment supports the goals and objectives established by the property owners in creating the District. District Services will not supplant City of Los Angeles’ police protection, maintenance services, and social services within the area.

No parcels zoned for “solely residential” use have been assessed within the District because such parcels are presumed not to benefit pursuant to State Law.

### **General Benefit**

As discussed above, Proposition 218 requires that general benefits be quantified and separated from special benefits and deducted from the costs of any special benefit parcel assessment. General benefits are benefits from District Services that are: not special in nature, not “particular and distinct,” and not over and above the benefits that other parcels receive. This analysis will identify and quantify general benefits that are provided to parcels outside District boundaries; or, that are provided to the public at large. It is based upon the Engineer’s judgement and experience of over 30 years of public works civil engineering and assessment district formation work.

### **General Benefits to Parcels Outside the District**

Services are provided to each individual assessed parcel within the District’s boundaries, and no Services are provided outside of those boundaries. It is conceivable, however, to conclude that some parcels outside those boundaries may receive some “spillover benefit” from the District’s Marketing and Promotions or New Business Attraction services, which are less site specific than the other Services. In the Engineer’s judgment and experience, Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; public plaza or farmers’ market promotions; or, Policy

Development, Management, and Administration Services are particularly site specific and therefore not subject to providing unintended “spillover benefit” to parcels outside District boundaries. At most, the parcels that could receive such “spillover” general benefit would be those parcels that are located immediately adjacent to or immediately across the street from a parcel receiving District Marketing and Promotions or New Business Attraction services. Any parcel that is any further from another that receives these services; or, does not directly front on a street across from another that receives those services is, in the Engineer’s judgment and experience, considered to be too remote to receive any “spillover” general benefit.

In order to quantify the general benefit that parcels adjacent to the District may receive, the relative size of the District budget allocated to these possible “spillover” services in comparison to the total District budget, or “percentage (%) of the total,” must be determined as shown in the table below.

Next, the relative benefit, or the weighted value of the subject services as applied to any parcels outside the District, must be established. This relative benefit factor compares the value of services as provided inside the District to the value of those services provided outside the District. Parcels inside the District receive a relative benefit of 1.0 from all services provided. Parcels outside the District do not receive “full value” of services that are by definition “spillover.” There is no scientifically certain method of determining relative benefit, so the professional judgment and experience of the Civil Engineer are called upon to form a reasonable conclusion. With respect to Marketing and Promotions and New Business Attraction services, the Engineer has concluded that there would at most be a nominal benefit to each parcel outside the District weighted at one-quarter or 0.25 relative benefit factor. Promotional, website, newsletter, directory, or other materials would not specifically identify any parcel outside the District, thereby minimizing any value of these services. Similarly, no New Business Attraction would identify or consider any specific parcel outside the District, thereby minimizing any value of these services. Only the nebulous scent of a vague sense that important services were being provided to neighboring parcels might attach. Therefore, the Civil Engineer has concluded based upon his nearly 30 years as a Registered Civil Engineer and professional assessment district formation experience that positing of a 0.25 relative benefit is reasonable and provides conservative allowance for any general benefit conferred on such parcels for the subject services. Application of this relative benefit factor to the subject services is also shown in the table below.

Possible General Benefits to Parcels Outside District Boundaries  
Benefit Factor Calculation

|   | Budget    | % of Total | x | Relative Benefit* | = | Benefit Factor |
|---|-----------|------------|---|-------------------|---|----------------|
| District Marketing & Promotions Budget  | \$122,400 | 20.1%      |   | 0.25              |   | 0.0503         |
| District New Business Attraction Budget   | \$1,500   | 0.2%       |   | 0.25              |   | 0.0005         |
|   |           |            |   |                   |   | 0.0508         |
| Total District Budget   | \$609,370 |            |   |                   |   |                |
| *For purposes of this analysis, a conservative 0.25 relative benefit factor is used to weight the relative value of any general benefit “spillover” from District services to parcels outside its boundaries. |           |            |   |                   |   |                |

Based upon the established adjacency criteria, there are 44 commercial parcels that may receive the referenced nominal benefit from District Marketing and Promotions services or New Business Attraction services. There are also 136 parcels zoned solely residential that meet the contiguous adjacency criteria that, pursuant to State Law, are presumed to not receive any special benefit from District services. Also, no general benefit from District services is received by these zoned solely residential parcels because its Marketing and Promotions and New Business Attraction services do not address or affect residential uses in any way. Thus, the total benefit factor representing the benefit of both Marketing and Promotions services and New Business Attraction services for parcels outside the District is applied to the adjacent commercial parcels in the table below, which establishes the relative value conveyed as a general benefit to parcels outside the District.

The Benefit Factor is calculated by multiplying the Percent (%) of Total Budget for the “spillover” category by the Relative Benefit to produce a Benefit Factor. Each of the 44 parcels that might receive nominal general benefits from the District’s Marketing and Promotions or New Business Attractions services is credited with 0.0504 Benefit Factor to account for this possibility. In comparison, there are 180 parcels within the District that each receives a Benefit Factor of 1.0 for these services. This comparison and the calculation of total possible general benefit to parcels outside the District for “spillover” Marketing and Promotions and New Business Attraction services is shown below:

Calculation of Possible Benefits to Parcels Outside District Boundaries

|   | # Parcels | Benefit Factor         | Total Benefit Units |
|---|-----------|------------------------|---------------------|
| # Parcels in District                       | 180       | 1.00                   | 180.00              |
| # Parcels w/ "Spillover"                    | 44        | 0.0508                 | 2.24                |
| Totals                                      | 224       |                        | 182.24              |
|   |           |                        |                     |
| General Benefit to Parcels Outside District |           | 1.23%<br>(2.24/182.24) |                     |

### **General Benefits to the Public At Large**

Another type of general benefit is that provided to the public at large. Such general benefit is provided to people that are purposely within the District boundaries and "not at all likely" to engage in any commercial activity. Such individuals would therefore not be specially benefitted by District Services.

The previously described 2013 pedestrian intercept survey conducted as a component of the initial formation of the Melrose PBID provided data to quantify the general benefits enjoyed by the public at large. It provided data that 95.43% of the population within the District had or intended to engage in at least one of the listed commercial activities (i.e. patronizing an eating establishment, shopping, visiting a professional or personal service business, or attending church or a school). Conversely, 4.57% of the population did not intend to engage in any business and were only engaged in "walking around, strolling, or making a transit connection." These individuals "generally benefited" because they were either "very likely" or "likely" to "stroll or walk around or make a transit connection" in the District and "not likely at all" to "eat or drink at a restaurant, cafe, or bar;" "shop;" "conduct professional business;" "conduct personal business;" "attend church;" or "attend school." These benefits are distinct from the special benefits to parcels within the District.

In preparing this Engineer's Report in support of Melrose BID renewal, the Engineer has determined that no significant changes of the ratio of special benefits to general benefits within the District that would affect the results of the original intercept survey determination of general benefit levels have occurred. Moreover, based upon 30 years' experience in civil engineering and assessment district formation work, the Engineer has concluded that a 6% "general benefit" level is reasonable and appropriate for the Melrose PBID.

### **Total General Benefits**

Considering both types of general benefits as presented above produces the following:

### Melrose General Benefits Analysis

|   |       |
|---|-------|
| General Benefits to<br>Parcels Outside District | 1.23% |
|   |       |
| General Benefits to<br>Public at Large          | 4.57% |
|   |       |
| Total General Benefits<br>(Calculated)          | 5.80% |
| Rounded to                                      | 6.0%  |

In order to present a conservative conclusion, it is the Engineer's judgment and experience that the level of general benefits to be funded in the Melrose business improvement district budget from non-assessment sources should be 6.0%, which provides a cushion over and above the calculated general benefit value of 5.79%. The Melrose Business Improvement District budget for the 10-year term beginning January 1, 2019 would be as follows:

### Melrose Budget for Special Benefit vs General Benefit Costs

| Year   | Special Benefit | General Benefit | Total Budget |
|--------|-----------------|-----------------|--------------|
|        |                 |                 |              |
| 2019   | \$572,808       | \$36,562        | \$609,370    |
| 2020   | \$601,449       | \$38,391        | \$639,840    |
| 2021   | \$631,521       | \$40,311        | \$671,832    |
| 2022   | \$663,095       | \$42,325        | \$705,420    |
| 2023   | \$696,250       | \$44,441        | \$740,691    |
| 2024   | \$731,065       | \$46,664        | \$777,729    |
| 2025   | \$767,617       | \$48,998        | \$816,615    |
| 2026   | \$805,998       | \$51,447        | \$857,445    |
| 2027   | \$846,296       | \$54,019        | \$900,315    |
| 2028   | \$888,613       | \$56,721        | \$945,334    |
|        |                 |                 |              |
| Totals | \$7,204,712     | \$459,875       | \$7,664,587  |

**Finding 3: “[Determine] the proportionate special benefit derived by each parcel in relationship to the entirety of the... cost of public improvement(s) or the maintenance and operation expenses...or the cost of the property related service being provided.” (From Section 4(a)).**

Every assessed parcel in the District, except publically owned parcels used as school sites with respect to Marketing and Promotions, Public Plaza or Farmers’ Market, and New Business Attraction services, will specially and individually benefit from the Services provided in connection with the District because these Services are designed to increase pedestrian and automobile traffic and building occupancies thereby increasing demand for and utilization of all assessed commercial properties and mission success of all public school properties within the District. Such publically owned parcels will benefit from District Ambassador / Security services, Landscaping, Sanitation, and Beautification services and the portion of District Policy Development, Management, and Administration services required to provides those services. The District will provide Services including Ambassador / Security Services; Landscaping, Sanitation, and Beautification Services; Marketing and Promotions Services; Public Plaza or Farmers’ Market promotions, New Business Attraction Services; and, Policy Development, Management, and Administration Services including necessary administrative overhead and support. Each of these Services is designed to meet the goals and mission of the District; improve the safety and attractiveness of each individual assessed parcel within the District; to improve the cleanliness and beauty of each individual assessed parcel within the District; to increase building occupancy and lease rates; to encourage new business development; and, to attract ancillary businesses and services for parcels within the District.

Three (3) factors (lot size, improvement size, and street frontage) were chosen to calculate the special benefit allocable to each parcel in the District.

Lot size is a measurement both of the potential for future development on a parcel to meet customer and tenant demand, and of the present capacity of the parcel’s street level areas to accommodate customers and tenants. Street level space benefits strongly from business improvement district Services because such space is more readily used for retail space, office space, lobby services, and surface parking facilities that are especially sensitive to increases in customer demand.

The size of the improvements on a parcel is a measurement of the capacity of that parcel to currently serve the demand of customers and of retail, office, commercial, residential, church and non-profit, and publically owned parcels.

Frontage is a vital measure because it indicates the amount of the parcel that is directly accessible to and visible from the street. The more frontage a parcel has, the larger the area of sidewalk is in front of the parcel to be landscaped, cleaned, or beautified in connection with District Services.

It is the Engineer's opinion that combining these three (3) factors gives a far better picture of the benefits than could be derived from just one or two of the factors alone; and, that because no one of these factors is more important than the others, and each factor is critical to the overall benefit calculation, each factor is weighted equally in quantifying the benefits any particular parcel would receive.

The Special Benefit & Assessment Analysis section of this Engineer's Report discusses the exact formula used to calculate the benefits.

**Finding 4: "No assessment ...shall exceed the reasonable cost of the proportional special benefit conferred on parcel(s)." (From Section 4(a)).**

The total amount to be assessed will not exceed the estimated reasonable cost of the program. Because each parcel will be assessed in proportion to its share of the total benefit created by the program, no assessment will exceed the reasonable cost of the proportional special benefit conferred on the parcel.

**Finding 5: "Parcels...that are owned or used by any (public) agency shall not be exempt from assessment." (From Section 4(a)).**

The public agency owned parcels are owned by Los Angeles Unified School District (LAUSD) and used as public school site. These parcels will be assessed for the special benefits they receive from District Ambassador / Security services; Landscaping, Beautification, and Sanitation services; and, for that portion of Policy Development, Management, and Administration services including Office, Insurance, Accounting, and Other supply costs required to provide them at the same rate as private parcels of the same size, location and use. The methodology for these assessments is set forth in this Engineer's Report.

The publicly-owned parcels in the District are listed below:

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

|   | APN #        | Description               | Owner | PBID<br>Assessment | % of<br>Total |
|---|--------------|---------------------------|-------|--------------------|---------------|
| 1 | 5525-010-900 | Melrose Elementary School | LAUSD | \$6,282.66         | 1.10%         |
| 2 | 5527-021-900 | Fairfax High School       | LAUSD | \$38,510.33        | 6.72%         |
|   |              | Total LAUSD               |       | \$44,792.99        | 7.82%         |

The above described public parcels owned by the LAUSD and in use as schools and will only receive services on that frontage that is directly across the street from other street frontage that receives District Services. All such publically owned parcels will be assessed for the proportionate special benefits received.

**Finding 6: “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California.” (From Section 4(b)).**

This report is the “detailed engineer’s report” to support the assessments proposed to be levied within the Melrose Business Improvement District.

**Special Benefit & Assessment Analysis**

A six (6)-step process for determining Melrose assessments has been used as delineated below.

**Step 1: Select “benefit units.”**

Because the assessment against each parcel must reflect the special benefit that parcel derives from the District's improvements and activities, the first step in designing an assessment methodology was to assign "benefit units" to different parcel attributes. The assignment of benefit units reflects the relative levels of benefit discussed in "Finding 3", above.

There are three types of benefit units:

A. Lot Benefit Units:

Each parcel in the District was allocated one Lot Benefit Unit for each square foot of the parcel’s surface area.

B. Improvement Benefit Units:

Each parcel fronting in the District was allocated one Improvement Benefit Unit for each square foot of improvements.

C. Frontage Benefit Units:

Each parcel in the District was allocated one Frontage Benefit Unit for each linear foot of the parcel’s frontage on any street except for those parcels zoned PF and used as public schools by the LAUSD. These parcels will be allocated one Frontage Benefit Unit for each linear foot of Melrose frontage and one Frontage Benefit Unit for each linear foot of other street frontage only for the length that is directly across from other frontage that is included in the District. Fairfax High School will be assigned 816 linear feet of Melrose Avenue frontage and 120 linear feet of Genesee Avenue frontage and 1,160 linear feet of Fairfax Avenue frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. Melrose Elementary School will be assigned 264 linear feet of Melrose frontage and 120 linear feet of Formosa Avenue frontage and 120 linear feet of Detroit Street frontage. All other frontage of this parcel is not across the street from other frontage that receives District Services. With

respect to PF zoned parcels, District Services will only be performed on these frontages and no others. District Services will be provided on all frontages of all other District parcels.

**Step 2: Calculate the benefit units for each property.**

The number of each type of benefit unit allocated to each identified benefiting parcel within the Melrose was determined from data obtained from the County of Los Angeles and third party real estate data service providers. These data sources provide Assessor Parcel Numbers, ownership, address, parcel size, gross building size, street front footage, and other needed information. This data provides a basis for calculating property-based assessments. All relevant data being used in assessment calculations has been provided, or attempted to be provided, to each property owner in the District for their review. All known or reported discrepancies or errors have been corrected.

**Step 3: Quantify total basic benefit units.**

In aggregate, for Zone 1 there are 839,403 Lot Benefit Units; 643,653 Improvement Benefit Units; and, 13,644 Frontage Benefit Units. For Zone 2 there are 1,220,826 Lot Benefit Units; 255,722 Improvement Benefit Units; and, 2,590 Frontage Benefit Units. For Zone 3 there are 240,591 Lot Benefit Units; 177,248 Improvement Benefit Units; and, 4,165 Frontage Benefit Units.

**Step 4: Calculate “Basic Benefit Unit Cost” for special benefits.**

The annualized cost of the Services to be provided by the District in Zone 1 during 2019 is \$400,851 per year (before inflation adjustments). \$133,616.99 of these costs will be allocated based on Lot Benefit Units; \$133,616.99 based on Improvement Benefit Units; and \$133,616.99 based on Frontage Benefit Units.

The annualized cost of the Services to be provided by the District in Zone 2 during 2019 is \$44,793 per year (before inflation adjustments). \$14,931.00 of these costs will be allocated based on Lot Benefit Units; \$14,931.00 based on Improvement Benefit Units; and \$14,931.00 based on Frontage Benefit Units.

The annualized cost of the Services to be provided by the District in Zone 3 during 2019 is \$127,164 per year (before inflation adjustments). \$42,388.00 of these costs will be allocated based on Lot Benefit Units; \$42,388.00 based on Improvement Benefit Units; and \$42,388.00 based on Frontage Benefit Units.

The cost per benefit unit for Zone 1, Zone 2, and Zone 3, respectively, is therefore as follows:

A. Lot Benefit Units:

$$\$133,616.99 / 839,403 = \$0.1592 \text{ per Lot Benefit Unit in Zone 1}$$

$$\$14,931.00 / 1,220,826 = \$0.0122 \text{ per Lot Benefit Unit in Zone 2}$$

$$\$42,388.00 / 240,591 = \$0.1762 \text{ per Lot Benefit Unit in Zone 3}$$

B. Improvement Benefit Units:

$$\$133,616.99 / 643,653 = \$0.2076 \text{ per Improvement Benefit Unit in Zone 1}$$

$$\$14,931.00 / 255,722 = \$0.0584 \text{ per Improvement Benefit Unit in Zone 2}$$

$$\$42,388.00 / 177,248 = \$0.2391 \text{ per Improvement Benefit Unit in Zone 3}$$

C. Frontage Benefit Units:

$$\$133,616.99 / 13,644 = \$9.7931 \text{ per Frontage Benefit Unit in Zone 1}$$

$$\$14,931.00 / 2,590 = \$5.7649 \text{ per Frontage Benefit Unit in Zone 2}$$

$$\$42,388.00 / 4,165 = \$10.1772 \text{ per Improvement Benefit Unit in Zone 3}$$

**Step 5: Determine Assessment Formula.**

Combining the calculations from Steps 1 and 4, the assessment formula is therefore:

Zone 1 District assessment formula = (\$0.1592 X square feet of parcel size) + (\$0.2076 X square feet of improvements) + (\$9.7931 X linear feet of frontage).

Zone 2 District assessment formula = (\$0.0122 X square feet of parcel size) + (\$0.0584 X square feet of improvements) + (\$5.7649 X linear feet of frontage).

Zone 3 District assessment formula = (\$0.1762 X square feet of parcel size) + (\$0.2391 X square feet of improvements) + (\$10.1772 X linear feet of frontage).

**Step 6. Spread the Assessments.**

The resultant assessment spread calculations for each parcel within the District are shown in an attachment to this Engineer's Report and were determined by applying the District

assessment formula to each benefiting property. This list of all identified benefiting parcels in the District area delineates each parcel and its benefit units for parcel area, improvement size, and linear street frontage.

During the ten-year effective term of the District, it is likely that some parcels within the District will be developed with additional commercial improvements or will see the demolition of existing improvements. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in Step 5 on Page ER-11. Pursuant to Government Code Section 53750(h)(3), such recalculation does not constitute an “increase” of assessment that requires the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula is itself changed.

Assessment rates may be adjusted annually by the Owner’s Association to reflect changes in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed five per cent (5%) per fiscal year.

**ATTACHMENT 1**

**MELROSE PBID PROPERTY INFORMATION**  
**and**  
**ASSESSMENTS FOR 2019**

MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

| #                         | APN          | PROPERTY OWNER  | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|---------------------------|--------------|---|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| Zone 1 Fairfax to La Brea |              |   |                |                              |                        |                  |                              |                        |                   |                           |                            |                      |                             |            |
| 1                         | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                   | 14,636         | 14,636                       | \$2,329.77             | 7,629            | 7,629                        | \$1,583.72             | 133               | 110                       | 243                        | \$2,379.72           | \$6,293.21                  | 1.10%      |
| 2                         | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                     | 10,411         | 10,411                       | \$1,657.23             | 2,008            | 2,008                        | \$416.84               | 105               | 101                       | 206                        | \$2,017.38           | \$4,091.45                  | 0.71%      |
| 3                         | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                 | 5,924          | 5,924                        | \$942.99               | 8,913            | 8,913                        | \$1,850.26             | 54                | 110                       | 164                        | \$1,606.07           | \$4,399.32                  | 0.77%      |
| 4                         | 5525-011-013 | HAGER DAVID AND JUDITH                                      | 4,400          | 4,400                        | \$700.40               | 4,600            | 4,600                        | \$954.92               | 40                |                           | 40                         | \$391.72             | \$2,047.04                  | 0.36%      |
| 5                         | 5525-011-015 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$700.40               | 2,272            | 2,272                        | \$471.65               | 40                |                           | 40                         | \$391.72             | \$1,563.77                  | 0.27%      |
| 6                         | 5525-011-016 | STERN MIKE AND DENISE                                       | 4,400          | 4,400                        | \$700.40               | 2,400            | 2,400                        | \$498.22               | 40                |                           | 40                         | \$391.72             | \$1,590.34                  | 0.28%      |
| 7                         | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST               | 5,053          | 5,053                        | \$804.34               | 3,756            | 3,756                        | \$779.71               | 46                |                           | 46                         | \$450.48             | \$2,034.54                  | 0.36%      |
| 8                         | 5525-011-034 | KREGLER ETEUKA M TRUST ETEUKA M KREGLER TRUST               | 5,271          | 5,271                        | \$839.04               | 1,462            | 1,462                        | \$303.50               | 48                | 110                       | 158                        | \$1,547.31           | \$2,689.85                  | 0.47%      |
| 9                         | 5525-011-035 | 7213 MELROSE LLC  | 4,400          | 4,400                        | \$700.40               | 2,272            | 2,272                        | \$471.65               | 40                |                           | 40                         | \$391.72             | \$1,563.77                  | 0.27%      |
| 10                        | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                                | 5,924          | 5,924                        | \$942.99               | 12,240           | 12,240                       | \$2,540.92             | 54                | 110                       | 164                        | \$1,606.07           | \$5,089.98                  | 0.89%      |
| 11                        | 5525-012-011 | KERMANI BENJAMIN  | 4,400          | 4,400                        | \$700.40               | 2,855            | 2,855                        | \$592.67               | 40                |                           | 40                         | \$391.72             | \$1,684.79                  | 0.29%      |
| 12                        | 5525-012-012 | 7261 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.40               | 3,904            | 3,904                        | \$810.44               | 40                |                           | 40                         | \$391.72             | \$1,902.56                  | 0.33%      |
| 13                        | 5525-012-013 | 7265 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.40               | 3,960            | 3,960                        | \$822.06               | 40                |                           | 40                         | \$391.72             | \$1,914.18                  | 0.33%      |
| 14                        | 5525-012-014 | WERKOW STEVEN A ET AL                                       | 4,400          | 4,400                        | \$700.40               | 4,000            | 4,000                        | \$830.37               | 40                |                           | 40                         | \$391.72             | \$1,922.49                  | 0.34%      |
| 15                        | 5525-012-029 | BEHNIU LP   | 9,780          | 9,780                        | \$1,556.79             | 4,190            | 4,190                        | \$869.81               | 90                | 103                       | 193                        | \$1,890.07           | \$4,316.67                  | 0.75%      |
| 16                        | 5525-013-002 | 1040 N WESTERN LLC  | 4,400          | 4,400                        | \$700.40               | 4,240            | 4,240                        | \$880.19               | 40                |                           | 40                         | \$391.72             | \$1,972.31                  | 0.34%      |
| 17                        | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$700.40               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 18                        | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                  | 4,400          | 4,400                        | \$700.40               | 6,008            | 6,008                        | \$1,247.21             | 40                |                           | 40                         | \$391.72             | \$2,339.33                  | 0.41%      |
| 19                        | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                    | 4,400          | 4,400                        | \$700.40               | 3,904            | 3,904                        | \$810.44               | 40                |                           | 40                         | \$391.72             | \$1,902.56                  | 0.33%      |
| 20                        | 5525-013-027 | GROUNDINGS CORPORATION                                      | 5,576          | 5,576                        | \$887.59               | 4,843            | 4,843                        | \$1,005.37             | 48                | 103                       | 151                        | \$1,478.76           | \$3,371.72                  | 0.59%      |
| 21                        | 5525-013-028 | SIP 4500 LLC  | 9,990          | 9,990                        | \$1,590.22             | 11,368           | 11,368                       | \$2,359.90             | 90                | 103                       | 193                        | \$1,890.07           | \$5,840.19                  | 1.02%      |
| 22                        | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                         | 4,400          | 4,400                        | \$700.40               | 2,054            | 2,054                        | \$426.39               | 40                |                           | 40                         | \$391.72             | \$1,518.51                  | 0.27%      |
| 23                        | 5525-014-003 | N AND H PARTNERS LLC  | 4,400          | 4,400                        | \$700.40               | 2,081            | 2,081                        | \$432.00               | 40                |                           | 40                         | \$391.72             | \$1,524.12                  | 0.27%      |
| 24                        | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                        | 4,400          | 4,400                        | \$700.40               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 25                        | 5525-014-005 | SANDO PLACE LLC   | 4,400          | 4,400                        | \$700.40               | 3,200            | 3,200                        | \$664.29               | 40                |                           | 40                         | \$391.72             | \$1,756.41                  | 0.31%      |
| 26                        | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                   | 10,324         | 10,324                       | \$1,643.38             | 6,226            | 6,226                        | \$1,292.47             | 94                | 110                       | 204                        | \$1,997.79           | \$4,933.64                  | 0.86%      |
| 27                        | 5525-014-027 | 7200 MELROSE LLC  | 5,828          | 5,828                        | \$927.71               | 5,241            | 5,241                        | \$1,087.99             | 50                | 106                       | 156                        | \$1,527.72           | \$3,543.42                  | 0.62%      |
| 28                        | 5525-015-001 | 7150 MELROSE LLC  | 10,106         | 10,106                       | \$1,608.68             | 5,488            | 5,488                        | \$1,139.26             | 92                | 110                       | 202                        | \$1,978.21           | \$4,726.15                  | 0.83%      |
| 29                        | 5525-015-002 | FADLON ASHER AND CARMELA                                    | 4,400          | 4,400                        | \$700.40               | 4,000            | 4,000                        | \$830.37               | 40                |                           | 40                         | \$391.72             | \$1,922.49                  | 0.34%      |
| 30                        | 5525-015-003 | 7 MELROSE LLC   | 4,400          | 4,400                        | \$700.40               | 6,008            | 6,008                        | \$1,247.21             | 40                |                           | 40                         | \$391.72             | \$2,339.33                  | 0.41%      |
| 31                        | 5525-015-004 | ONE WAY REAL ESTATE LLC                                     | 4,400          | 4,400                        | \$700.40               | 3,380            | 3,380                        | \$701.66               | 40                |                           | 40                         | \$391.72             | \$1,793.78                  | 0.31%      |
| 32                        | 5525-015-024 | 7174 MELROSE AVENUE LLC                                     | 5,502          | 5,502                        | \$875.81               | 4,645            | 4,645                        | \$964.26               | 48                | 103                       | 151                        | \$1,478.76           | \$3,318.83                  | 0.58%      |
| 33                        | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                        | 10,585         | 10,585                       | \$1,684.93             | 0                | 0                            | \$0.00                 | 96                | 103                       | 199                        | \$1,948.83           | \$3,633.76                  | 0.63%      |
| 34                        | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                        | 5,358          | 5,358                        | \$852.89               | 0                | 0                            | \$0.00                 | 50                |                           | 50                         | \$489.65             | \$1,342.55                  | 0.23%      |
| 35                        | 5525-016-009 | JORDAN EDD M  | 4,400          | 4,400                        | \$700.40               | 3,459            | 3,459                        | \$718.06               | 40                |                           | 40                         | \$391.72             | \$1,810.18                  | 0.32%      |
| 36                        | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS                | 6,926          | 6,926                        | \$1,102.49             | 4,744            | 4,744                        | \$984.81               | 63                | 110                       | 173                        | \$1,694.21           | \$3,781.51                  | 0.66%      |
| 37                        | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                            | 11,021         | 11,021                       | \$1,754.33             | 4,063            | 4,063                        | \$843.44               | 100               | 110                       | 210                        | \$2,056.55           | \$4,654.33                  | 0.81%      |
| 38                        | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                  | 5,401          | 5,401                        | \$859.74               | 6,587            | 6,587                        | \$1,367.41             | 49                | 110                       | 159                        | \$1,557.10           | \$3,784.24                  | 0.66%      |
| 39                        | 5526-008-026 | GROUNDINGS  | 5,401          | 5,401                        | \$859.74               | 4,900            | 4,900                        | \$1,017.20             | 49                |                           | 49                         | \$479.86             | \$2,356.80                  | 0.41%      |
| 40                        | 5526-008-028 | MELROSE ASPIRATIONS LLC                                     | 10,530         | 10,530                       | \$1,676.18             | 10,911           | 10,911                       | \$2,265.03             | 96                |                           | 96                         | \$940.14             | \$4,881.35                  | 0.85%      |
| 41                        | 5526-009-002 | 7361 MELROSE AVENUE LLC                                     | 4,400          | 4,400                        | \$700.40               | 6,240            | 6,240                        | \$1,295.37             | 40                |                           | 40                         | \$391.72             | \$2,387.49                  | 0.42%      |
| 42                        | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$700.40               | 2,960            | 2,960                        | \$614.47               | 40                |                           | 40                         | \$391.72             | \$1,706.59                  | 0.30%      |
| 43                        | 5526-009-025 | COLABELLA PROPERTIES  | 4,400          | 4,400                        | \$700.40               | 3,840            | 3,840                        | \$797.15               | 40                |                           | 40                         | \$391.72             | \$1,889.27                  | 0.33%      |
| 44                        | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                   | 4,400          | 4,400                        | \$700.40               | 3,240            | 3,240                        | \$672.60               | 40                |                           | 40                         | \$391.72             | \$1,764.72                  | 0.31%      |
| 45                        | 5526-009-027 | WINETT KENNETH R TRUST                                      | 9,365          | 9,365                        | \$1,490.73             | 8,006            | 8,006                        | \$1,661.98             | 85                | 110                       | 195                        | \$1,909.65           | \$5,062.36                  | 0.88%      |
| 46                        | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST               | 8,939          | 8,939                        | \$1,422.92             | 6,072            | 6,072                        | \$1,260.50             | 80                | 103                       | 183                        | \$1,792.14           | \$4,475.55                  | 0.78%      |
| 47                        | 5526-010-001 | JEJEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 8,799          | 8,799                        | \$1,400.63             | 5,280            | 5,280                        | \$1,096.08             | 80                | 110                       | 190                        | \$1,860.69           | \$4,357.41                  | 0.76%      |
| 48                        | 5526-010-002 | JEJEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TRU | 4,400          | 4,400                        | \$700.40               | 5,125            | 5,125                        | \$1,063.91             | 40                |                           | 40                         | \$391.72             | \$2,156.03                  | 0.38%      |
| 49                        | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST             | 4,400          | 4,400                        | \$700.40               | 4,194            | 4,194                        | \$870.64               | 40                |                           | 40                         | \$391.72             | \$1,962.76                  | 0.34%      |
| 50                        | 5526-010-025 | BRS LLC   | 4,400          | 4,400                        | \$700.40               | 2,000            | 2,000                        | \$415.18               | 40                |                           | 40                         | \$391.72             | \$1,507.30                  | 0.26%      |
| 51                        | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                         | 4,400          | 4,400                        | \$700.40               | 2,635            | 2,635                        | \$547.00               | 40                |                           | 40                         | \$391.72             | \$1,639.12                  | 0.29%      |
| 52                        | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                              | 4,400          | 4,400                        | \$700.40               | 1,592            | 1,592                        | \$330.49               | 40                | 110                       | 150                        | \$1,468.96           | \$2,499.85                  | 0.44%      |
| 53                        | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                  | 4,400          | 4,400                        | \$700.40               | 4,210            | 4,210                        | \$873.96               | 40                |                           | 40                         | \$391.72             | \$1,966.08                  | 0.34%      |
| 54                        | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                  | 8,799          | 8,799                        | \$1,400.63             | 14,140           | 14,140                       | \$2,935.35             | 80                | 110                       | 190                        | \$1,860.69           | \$6,196.67                  | 1.08%      |
| 55                        | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST          | 4,530          | 4,530                        | \$721.09               | 2,688            | 2,688                        | \$558.01               | 41                |                           | 41                         | \$401.52             | \$1,680.61                  | 0.29%      |
| 56                        | 5526-011-024 | 7449 MELROSE LLC  | 4,113          | 4,113                        | \$654.71               | 4,134            | 4,134                        | \$858.18               | 37                | 110                       | 147                        | \$1,439.58           | \$2,952.48                  | 0.52%      |
| 57                        | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                       | 4,966          | 4,966                        | \$790.49               | 3,680            | 3,680                        | \$763.94               | 45                |                           | 45                         | \$440.69             | \$1,995.12                  | 0.35%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #   | APN          | PROPERTY OWNER   | LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT | IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT | MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT | TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----|--------------|--|----------------|------------------------------|------------------------|------------------|------------------------------|------------------------|-------------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 58  | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 4,400          | 4,400                        | \$700.40               | 2,257            | 2,257                        | \$468.53               | 40                |                           | 40                         | \$391.72             | \$1,560.65                  | 0.27%      |
| 59  | 5526-012-025 | JOLIE MELROSE LLC  | 4,400          | 4,400                        | \$700.40               | 1,730            | 1,730                        | \$359.13               | 40                |                           | 40                         | \$391.72             | \$1,451.25                  | 0.25%      |
| 60  | 5526-012-026 | HERSON PROPERTIES LLC                                      | 4,400          | 4,400                        | \$700.40               | 5,349            | 5,349                        | \$1,110.41             | 40                |                           | 40                         | \$391.72             | \$2,202.53                  | 0.38%      |
| 61  | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 5,489          | 5,489                        | \$873.74               | 3,907            | 3,907                        | \$811.06               | 50                | 110                       | 160                        | \$1,566.90           | \$3,251.70                  | 0.57%      |
| 62  | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 2,701          | 2,701                        | \$429.95               | 2,832            | 2,832                        | \$587.90               | 0                 | 30                        | 30                         | \$293.79             | \$1,311.64                  | 0.23%      |
| 63  | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 6,826          | 6,826                        | \$1,086.57             | 3,794            | 3,794                        | \$787.60               | 83                | 73                        | 156                        | \$1,527.72           | \$3,401.89                  | 0.59%      |
| 64  | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 5,489          | 5,489                        | \$873.74               | 6,763            | 6,763                        | \$1,403.94             | 50                | 110                       | 160                        | \$1,566.90           | \$3,844.58                  | 0.67%      |
| 65  | 5526-013-002 | BUTZ RICHARD COMPANY TRUST BUTZ FAMILY TRUST               | 4,400          | 4,400                        | \$700.40               | 3,866            | 3,866                        | \$802.55               | 40                |                           | 40                         | \$391.72             | \$1,894.67                  | 0.33%      |
| 66  | 5526-013-003 | 7561 MELROSE LLC   | 4,400          | 4,400                        | \$700.40               | 2,800            | 2,800                        | \$581.26               | 40                |                           | 40                         | \$391.72             | \$1,673.38                  | 0.29%      |
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                       | 4,400          | 4,400                        | \$700.40               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC             | 4,400          | 4,400                        | \$700.40               | 3,680            | 3,680                        | \$763.94               | 40                |                           | 40                         | \$391.72             | \$1,856.06                  | 0.32%      |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                               | 5,489          | 5,489                        | \$873.74               | 7,397            | 7,397                        | \$1,535.56             | 50                | 110                       | 160                        | \$1,566.90           | \$3,976.19                  | 0.69%      |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN        | 7,971          | 7,971                        | \$1,268.83             | 5,400            | 5,400                        | \$1,120.99             | 90                | 110                       | 200                        | \$1,958.62           | \$4,348.45                  | 0.76%      |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                               | 4,400          | 4,400                        | \$700.40               | 3,840            | 3,840                        | \$797.15               | 40                |                           | 40                         | \$391.72             | \$1,889.27                  | 0.33%      |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND          | 4,400          | 4,400                        | \$700.40               | 4,800            | 4,800                        | \$996.44               | 40                |                           | 40                         | \$391.72             | \$2,088.56                  | 0.36%      |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                  | 5,350          | 5,350                        | \$851.62               | 3,474            | 3,474                        | \$721.17               | 50                | 107                       | 157                        | \$1,537.52           | \$3,110.31                  | 0.54%      |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                               | 6,199          | 6,199                        | \$986.76               | 4,200            | 4,200                        | \$871.88               | 40                |                           | 40                         | \$391.72             | \$2,250.37                  | 0.39%      |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                         | 4,400          | 4,400                        | \$700.40               | 3,800            | 3,800                        | \$788.85               | 40                |                           | 40                         | \$391.72             | \$1,880.97                  | 0.33%      |
| 76  | 5526-015-025 | MELROSE RENTALS LLC  | 4,400          | 4,400                        | \$700.40               | 2,400            | 2,400                        | \$498.22               | 40                |                           | 40                         | \$391.72             | \$1,590.34                  | 0.28%      |
| 77  | 5526-015-026 | MONTTE NAPOLEONE INC                                       | 4,400          | 4,400                        | \$700.40               | 4,000            | 4,000                        | \$830.37               | 40                |                           | 40                         | \$391.72             | \$1,922.49                  | 0.34%      |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                                 | 5,500          | 5,500                        | \$875.50               | 2,304            | 2,304                        | \$478.29               | 50                | 110                       | 160                        | \$1,566.90           | \$2,920.68                  | 0.51%      |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR     | 9,278          | 9,278                        | \$1,476.88             | 14,626           | 14,626                       | \$3,036.24             | 84                | 103                       | 187                        | \$1,831.31           | \$6,344.43                  | 1.11%      |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST      | 9,888          | 9,888                        | \$1,573.98             | 5,681            | 5,681                        | \$1,179.33             | 90                | 110                       | 200                        | \$1,958.62           | \$4,711.93                  | 0.82%      |
| 81  | 5526-016-002 | SIDON INC  | 4,400          | 4,400                        | \$700.40               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 82  | 5526-016-025 | FISCH PROPERTIES LP  | 4,400          | 4,400                        | \$700.40               | 3,600            | 3,600                        | \$747.33               | 40                |                           | 40                         | \$391.72             | \$1,839.45                  | 0.32%      |
| 83  | 5526-016-028 | FISCH PROPERTIES LP  | 9,888          | 9,888                        | \$1,573.98             | 5,205            | 5,205                        | \$1,080.51             | 90                | 110                       | 200                        | \$1,958.62           | \$4,613.11                  | 0.81%      |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                     | 9,900          | 9,900                        | \$1,575.89             | 5,292            | 5,292                        | \$1,098.57             | 90                | 110                       | 200                        | \$1,958.62           | \$4,633.09                  | 0.81%      |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                  | 17,860         | 17,860                       | \$2,842.97             | 15,546           | 15,546                       | \$3,227.22             | 163               | 103                       | 266                        | \$2,604.96           | \$8,675.16                  | 1.51%      |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 3,528          | 3,528                        | \$561.59               | 2,990            | 2,990                        | \$620.70               | 32                |                           | 32                         | \$313.38             | \$1,495.67                  | 0.26%      |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 1,760            | 1,760                        | \$365.36               | 40                |                           | 40                         | \$391.72             | \$1,492.02                  | 0.26%      |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                          | 4,617          | 4,617                        | \$734.94               | 4,559            | 4,559                        | \$946.41               | 40                |                           | 40                         | \$391.72             | \$2,073.07                  | 0.36%      |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                      | 9,017          | 9,017                        | \$1,435.33             | 5,995            | 5,995                        | \$1,244.51             | 82                | 110                       | 192                        | \$1,880.27           | \$4,560.12                  | 0.80%      |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                         | 5,236          | 5,236                        | \$833.47               | 5,637            | 5,637                        | \$1,170.19             | 46                | 103                       | 149                        | \$1,459.17           | \$3,462.84                  | 0.60%      |
| 91  | 5526-019-001 | JANCSO JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCSO TR   | 8,799          | 8,799                        | \$1,400.63             | 12,410           | 12,410                       | \$2,576.21             | 80                | 110                       | 190                        | \$1,860.69           | \$5,837.53                  | 1.02%      |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.40               | 1,844            | 1,844                        | \$382.80               | 40                |                           | 40                         | \$391.72             | \$1,474.92                  | 0.26%      |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.40               | 4,020            | 4,020                        | \$834.52               | 40                |                           | 40                         | \$391.72             | \$1,926.64                  | 0.34%      |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                                | 4,400          | 4,400                        | \$700.40               | 3,411            | 3,411                        | \$708.10               | 40                |                           | 40                         | \$391.72             | \$1,800.22                  | 0.31%      |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                  | 8,799          | 8,799                        | \$1,400.63             | 6,966            | 6,966                        | \$1,446.08             | 80                | 110                       | 190                        | \$1,860.69           | \$4,707.40                  | 0.82%      |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                    | 4,950          | 4,950                        | \$787.95               | 2,352            | 2,352                        | \$488.26               | 45                | 110                       | 155                        | \$1,517.93           | \$2,794.13                  | 0.49%      |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                                 | 4,400          | 4,400                        | \$700.40               | 3,920            | 3,920                        | \$813.76               | 40                |                           | 40                         | \$391.72             | \$1,905.88                  | 0.33%      |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST        | 4,400          | 4,400                        | \$700.40               | 3,510            | 3,510                        | \$728.65               | 40                |                           | 40                         | \$391.72             | \$1,820.77                  | 0.32%      |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                       | 4,400          | 4,400                        | \$700.40               | 3,808            | 3,808                        | \$790.51               | 40                |                           | 40                         | \$391.72             | \$1,882.63                  | 0.33%      |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                      | 8,800          | 8,800                        | \$1,400.79             | 6,000            | 6,000                        | \$1,245.55             | 80                |                           | 80                         | \$783.45             | \$3,429.79                  | 0.60%      |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                                 | 9,365          | 9,365                        | \$1,490.73             | 6,536            | 6,536                        | \$1,356.82             | 85                | 110                       | 195                        | \$1,909.65           | \$4,757.20                  | 0.83%      |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7,362          | 7,362                        | \$1,171.89             | 7,370            | 7,370                        | \$1,529.95             | 67                | 110                       | 177                        | \$1,733.38           | \$4,435.22                  | 0.77%      |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 4,400          | 4,400                        | \$700.40               | 3,620            | 3,620                        | \$751.48               | 40                |                           | 40                         | \$391.72             | \$1,843.60                  | 0.32%      |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS                | 5,184          | 5,184                        | \$825.19               | 5,170            | 5,170                        | \$1,073.25             | 47                |                           | 47                         | \$460.28             | \$2,358.72                  | 0.41%      |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERP      | 4,269          | 4,269                        | \$679.54               | 3,520            | 3,520                        | \$730.72               | 40                |                           | 40                         | \$391.72             | \$1,801.99                  | 0.31%      |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST        | 11,021         | 11,021                       | \$1,754.33             | 7,865            | 7,865                        | \$1,632.71             | 100               | 110                       | 210                        | \$2,056.55           | \$5,443.59                  | 0.95%      |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                        | 5,800          | 5,800                        | \$923.25               | 4,014            | 4,014                        | \$833.27               | 44                | 131                       | 175                        | \$1,713.79           | \$3,470.31                  | 0.61%      |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLA     | 5,184          | 5,184                        | \$825.19               | 4,400            | 4,400                        | \$913.40               | 40                |                           | 40                         | \$391.72             | \$2,130.32                  | 0.37%      |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                                | 5,140          | 5,140                        | \$818.19               | 7,316            | 7,316                        | \$1,518.74             | 40                |                           | 40                         | \$391.72             | \$2,728.65                  | 0.48%      |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                         | 5,140          | 5,140                        | \$818.19               | 2,850            | 2,850                        | \$591.64               | 40                |                           | 40                         | \$391.72             | \$1,801.55                  | 0.31%      |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                    | 11,220         | 11,220                       | \$1,786.01             | 286              | 286                          | \$59.37                | 86                | 119                       | 205                        | \$2,007.58           | \$3,852.97                  | 0.67%      |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                                 | 4,966          | 4,966                        | \$790.49               | 6,400            | 6,400                        | \$1,328.59             | 40                |                           | 40                         | \$391.72             | \$2,510.80                  | 0.44%      |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                  | 6,040          | 6,040                        | \$961.45               | 2,622            | 2,622                        | \$544.31               | 46                | 122                       | 168                        | \$1,645.24           | \$3,151.00                  | 0.55%      |
| 114 | 5527-008-026 | 499 CANON LLC  | 5,937          | 5,937                        | \$945.06               | 6,954            | 6,954                        | \$1,443.59             | 130               | 44                        | 174                        | \$1,704.00           | \$4,092.65                  | 0.71%      |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR       | 10,097         | 10,097                       | \$1,607.25             | 8,937            | 7,067                        | \$1,467.05             | 0                 | 79                        | 79                         | \$773.65             | \$3,847.95                  | 0.67%      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST            | 4,879          | 4,879                        | \$776.64               | 1,610            | 1,610                        | \$334.22               | 40                |                           | 40                         | \$391.72             | \$1,502.59                  | 0.26%      |
| 117 | 5527-009-012 | FADLON ISACK   | 4,792          | 4,792                        | \$762.80               | 0                | 0                            | \$0.00                 | 40                |                           | 40                         | \$391.72             | \$1,154.52                  | 0.20%      |
| 118 | 5527-009-013 | FADLON ISACK   | 4,835          | 4,835                        | \$769.64               | 7,890            | 7,890                        | \$1,637.90             | 40                |                           | 40                         | \$391.72             | \$2,799.26                  | 0.49%      |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST                | 3,572          | 3,572                        | \$568.59               | 2,152            | 2,152                        | \$446.74               | 30                | 119                       | 149                        | \$1,459.17           | \$2,474.50                  | 0.43%      |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                   | 7,144          | 7,144                        | \$1,137.19             | 4,176            | 4,176                        | \$866.90               | 60                |                           | 60                         | \$587.59             | \$2,591.68                  | 0.45%      |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                        | 8,189          | 8,189                        | \$1,303.53             | 8,358            | 6,610                        | \$1,372.18             | 0                 | 91                        | 91                         | \$891.17             | \$3,566.89                  | 0.62%      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                   | 2,701          | 2,701                        | \$429.95               | 4,740            | 4,740                        | \$983.98               | 91                | 31                        | 122                        | \$1,194.76           | \$2,608.69                  | 0.46%      |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                          | 10,367         | 10,367                       | \$1,650.23             | 7,852            | 7,852                        | \$1,630.01             | 90                | 115                       | 205                        | \$2,007.58           | \$5,287.82                  | 0.92%      |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                     | 4,661          | 4,661                        | \$741.94               | 5,506            | 5,506                        | \$1,143.00             | 40                |                           | 40                         | \$391.72             | \$2,276.67                  | 0.40%      |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                        | 4,661          | 4,661                        | \$741.94               | 4,240            | 4,240                        | \$880.19               | 40                |                           | 40                         | \$391.72             | \$2,013.85                  | 0.35%      |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                   | 4,661          | 4,661                        | \$741.94               | 3,338            | 3,338                        | \$692.94               | 40                |                           | 40                         | \$391.72             | \$1,826.61                  | 0.32%      |
| 127 | 5527-010-013 | GOLBARI LLC  | 5,881          | 5,881                        | \$936.14               | 8,160            | 8,160                        | \$1,693.95             | 50                | 118                       | 168                        | \$1,645.24           | \$4,275.33                  | 0.75%      |
| 128 | 5527-011-005 | MELPAX HOLDINGS LLC  | 3,645          | 3,645                        | \$580.21               | 3,600            | 3,600                        | \$747.33               | 31                | 105                       | 136                        | \$1,331.86           | \$2,659.41                  | 0.46%      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                             | 8,102          | 8,102                        | \$1,289.68             | 1,000            | 1,000                        | \$207.59               | 68                | 102                       | 170                        | \$1,664.83           | \$3,162.10                  | 0.55%      |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                      | 8,102          | 8,102                        | \$1,370.55             | 1,000            | 1,000                        | \$207.59               | 80                |                           | 80                         | \$783.45             | \$2,361.59                  | 0.41%      |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 9,801          | 9,801                        | \$1,560.13             | 6,256            | 6,256                        | \$1,298.69             | 89                | 110                       | 199                        | \$1,948.83           | \$4,807.65                  | 0.84%      |

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| #                 | APN          | PROPERTY OWNER                                       |
|-------------------|--------------|--|
| 132               | 5527-022-002 | K G MELROSE PROPERTIES LLC                           |
| 133               | 5527-022-025 | K G MELROSE PROPERTIES LLC                           |
| 134               | 5527-022-026 | K G MELROSE PROPERTIES LLC                           |
| 135               | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                         |
| 136               | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES RO |
| 137               | 5527-023-025 | D A D E S INC  |
| 138               | 5527-023-026 | YOUNG ISRAEL OF L A                                  |
| 139               | 5527-023-029 | 7650 MELROSE LLC                                     |
| Zone 1 Sub Totals |              |  |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 2,222          | 2,222                        | \$353.70               |
| 3,311          | 3,311                        | \$527.05               |
| 3,311          | 3,311                        | \$527.05               |
| 9,801          | 9,801                        | \$1,560.13             |
| 4,400          | 4,400                        | \$700.40               |
| 4,400          | 4,400                        | \$700.40               |
| 9,583          | 9,583                        | \$1,525.43             |
| 9,500          | 9,500                        | \$1,512.22             |
| 839,403        | 839,403                      | \$133,616.99           |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 1,710            | 1,710                        | \$354.98               |
| 1,600            | 1,600                        | \$332.15               |
| 2,550            | 2,550                        | \$529.36               |
| 6,160            | 6,160                        | \$1,278.76             |
| 3,560            | 3,560                        | \$739.03               |
| 2,400            | 2,400                        | \$498.22               |
| 3,611            | 2,791                        | \$579.39               |
| 13,590           | 13,590                       | \$2,821.17             |
| 648,091          | 643,653                      | \$133,616.99           |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 20                |                           | 20                         | \$195.86             |
| 30                |                           | 30                         | \$293.79             |
| 30                |                           | 30                         | \$293.79             |
| 89                | 110                       | 199                        | \$1,948.83           |
| 40                |                           | 40                         | \$391.72             |
| 40                |                           | 40                         | \$391.72             |
| 87                | 110                       | 197                        | \$1,929.24           |
| 83                | 103                       | 186                        | \$1,821.52           |
| 7,501             | 6,143                     | 13,644                     | \$133,616.99         |

| TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----------------------------|------------|
| \$904.54                    | 0.16%      |
| \$1,152.99                  | 0.20%      |
| \$1,350.20                  | 0.24%      |
| \$4,787.72                  | 0.84%      |
| \$1,831.15                  | 0.32%      |
| \$1,590.34                  | 0.28%      |
| \$4,034.06                  | 0.70%      |
| \$6,154.91                  | 1.07%      |
| \$400,850.96                | 69.98%     |

| Zone 2 Public Schools |              |  |
|-----------------------|--------------|--|
| 140                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY |
| 141                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS         |
| Zone 2 Sub Totals     |              |  |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 155,784        | 155,784                      | \$1,905.28             |
| 1,065,042      | 1,065,042                    | \$13,025.72            |
| 1,220,826      | 1,220,826                    | \$14,931.00            |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 25,209           | 25,209                       | \$1,471.89             |
| 230,513          | 230,513                      | \$13,459.11            |
| 255,722          | 255,722                      | \$14,931.00            |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 264               | 240                       | 504                        | \$2,905.49           |
| 816               | 1270                      | 2,086                      | \$12,025.51          |
| 1,080             | 1,510                     | 2,590                      | \$14,931.00          |

| TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----------------------------|------------|
| \$6,282.66                  | 1.10%      |
| \$38,510.33                 | 6.72%      |
| \$44,793.00                 | 7.82%      |

| Zone 3 E/O La Brea to Highland |              |   |
|--------------------------------|--------------|---|
| 142                            | 5524-013-022 | 6721 MELROSE PROPERTY LLC                           |
| 143                            | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 144                            | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST            |
| 145                            | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED   |
| 146                            | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                     |
| 147                            | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                       |
| 148                            | 5524-014-023 | MADISON RENTALS WEST LLC                            |
| 149                            | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST |
| 150                            | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIKJIAN SONIA           |
| 151                            | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST      |
| 152                            | 5524-015-003 | SOLANA INDUSTRIES LLC                               |
| 153                            | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                  |
| 154                            | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST    |
| 155                            | 5524-016-020 | HOPE LUTHERAN CHURCH INC                            |
| 156                            | 5524-017-001 | MELHAM LLC  |
| 157                            | 5524-017-002 | 6614 MELROSE PARTNERS LLC                           |
| 158                            | 5524-017-019 | 6620 MELROSE LLC                                    |
| 159                            | 5524-017-020 | BOYD MELROSE LLC                                    |
| 160                            | 5525-007-003 | MELROSE EQUITIES LLC                                |
| 161                            | 5525-007-004 | MELROSE EQUITIES LLC                                |
| 162                            | 5525-007-005 | MELROSE EQUITIES LLC                                |
| 163                            | 5525-007-006 | MELROSE EQUITIES LLC                                |
| 164                            | 5525-007-007 | 6911 MELROSE AVENUE LLC                             |
| 165                            | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC              |
| 166                            | 5525-007-009 | ROSENTHAL CLARA                                     |
| 167                            | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                  |
| 168                            | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                            |
| 169                            | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                         |
| 170                            | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                         |
| 171                            | 5525-008-008 | BROWN MICHAEL H                                     |
| 172                            | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                   |
| 173                            | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                            |
| 174                            | 5525-017-011 | MELROSE CROSSING LLC                                |
| 175                            | 5525-017-019 | MELROSE CROSSING LLC                                |
| 176                            | 5525-018-001 | MORRIS ANDREW                                       |
| 177                            | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                   |
| 178                            | 5525-018-003 | MARCUS KENNETH C                                    |
| 179                            | 5525-018-004 | AGENT 99 LLC  |
| 180                            | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES             |
| Zone 3 Sub Totals              |              |   |

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
| 7,057          | 7,057                        | \$1,243.32             |
| 3,528          | 3,528                        | \$621.57               |
| 3,528          | 3,528                        | \$621.57               |
| 6,800          | 6,800                        | \$1,198.04             |
| 3,440          | 3,440                        | \$606.07               |
| 3,572          | 3,572                        | \$629.32               |
| 1,786          | 1,786                        | \$314.66               |
| 11,190         | 11,190                       | \$1,971.49             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 8,799          | 8,799                        | \$1,550.23             |
| 4,400          | 4,400                        | \$775.20               |
| 12,188         | 12,188                       | \$2,147.32             |
| 13,803         | 13,803                       | \$2,431.85             |
| 4,400          | 4,400                        | \$775.20               |
| 5,837          | 5,837                        | \$1,028.38             |
| 3,833          | 3,833                        | \$675.31               |
| 7,928          | 7,928                        | \$1,396.78             |
| 1,786          | 1,786                        | \$314.66               |
| 1,786          | 1,786                        | \$314.66               |
| 1,786          | 1,786                        | \$314.66               |
| 5,400          | 5,400                        | \$951.39               |
| 3,615          | 3,615                        | \$636.90               |
| 4,269          | 4,269                        | \$752.12               |
| 5,456          | 5,456                        | \$961.25               |
| 3,659          | 3,659                        | \$644.65               |
| 3,659          | 3,659                        | \$644.65               |
| 1,830          | 1,830                        | \$322.41               |
| 3,659          | 3,659                        | \$644.65               |
| 3,877          | 3,877                        | \$683.06               |
| 5,345          | 5,345                        | \$941.70               |
| 16,814         | 16,814                       | \$2,962.34             |
| 16,814         | 16,814                       | \$2,962.34             |
| 9,670          | 9,670                        | \$1,703.69             |
| 4,400          | 4,400                        | \$775.20               |
| 4,400          | 4,400                        | \$775.20               |
| 4,400          | 4,400                        | \$775.20               |
| 9,480          | 9,480                        | \$1,670.21             |
| 240,591        | 240,591                      | \$42,388.00            |

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
| 3,046            | 3,046                        | \$728.44               |
| 3,194            | 3,194                        | \$763.83               |
| 1,820            | 1,820                        | \$435.24               |
| 2,880            | 2,880                        | \$688.74               |
| 3,400            | 3,400                        | \$813.09               |
| 2,800            | 2,800                        | \$669.61               |
| 2,560            | 2,560                        | \$612.21               |
| 6,000            | 6,000                        | \$1,434.87             |
| 3,116            | 3,116                        | \$745.18               |
| 6,980            | 6,980                        | \$1,669.23             |
| 8,240            | 8,240                        | \$1,970.56             |
| 3,373            | 3,373                        | \$806.64               |
| 6,560            | 6,560                        | \$1,568.79             |
| 14,751           | 11,194                       | \$2,676.99             |
| 13,981           | 13,981                       | \$3,343.49             |
| 4,120            | 4,120                        | \$985.28               |
| 3,180            | 3,180                        | \$760.48               |
| 3,517            | 3,517                        | \$841.07               |
| 1,965            | 1,965                        | \$469.92               |
| 868              | 868                          | \$207.58               |
| 800              | 800                          | \$191.32               |
| 2,214            | 2,214                        | \$529.47               |
| 3,600            | 3,600                        | \$860.92               |
| 2,764            | 2,764                        | \$661.00               |
| 2,490            | 2,490                        | \$595.47               |
| 4,778            | 4,778                        | \$1,142.64             |
| 2,400            | 2,400                        | \$573.95               |
| 4,736            | 4,736                        | \$1,132.59             |
| 1,800            | 1,800                        | \$430.46               |
| 3,200            | 3,200                        | \$765.26               |
| 2,349            | 2,349                        | \$561.75               |
| 1,810            | 1,810                        | \$432.85               |
| 23,039           | 23,039                       | \$5,509.66             |
| 200              | 200                          | \$47.83                |
| 6,160            | 6,160                        | \$1,473.13             |
| 5,784            | 5,784                        | \$1,383.22             |
| 5,114            | 5,114                        | \$1,222.99             |
| 6,080            | 6,080                        | \$1,454.00             |
| 6,773            | 5,136                        | \$1,228.25             |
| 182,442          | 177,248                      | \$42,388.00            |

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
| 80                | 89                        | 169                        | \$1,719.95           |
| 40                |                           | 40                         | \$407.09             |
| 40                |                           | 40                         | \$407.09             |
| 76                | 81                        | 157                        | \$1,597.82           |
| 40                | 89                        | 129                        | \$1,312.86           |
| 40                |                           | 40                         | \$407.09             |
| 20                |                           | 20                         | \$203.54             |
| 129               | 81                        | 210                        | \$2,137.21           |
| 80                | 110                       | 190                        | \$1,933.67           |
| 80                |                           | 80                         | \$814.18             |
| 80                | 110                       | 190                        | \$1,933.67           |
| 80                | 110                       | 190                        | \$1,933.67           |
| 40                |                           | 40                         | \$407.09             |
| 111               | 103                       | 214                        | \$2,177.92           |
| 128               | 110                       | 238                        | \$2,422.17           |
| 40                |                           | 40                         | \$407.09             |
| 53                |                           | 53                         | \$539.39             |
| 35                | 110                       | 145                        | \$1,475.69           |
| 89                | 90                        | 179                        | \$1,821.72           |
| 20                |                           | 20                         | \$203.54             |
| 20                |                           | 20                         | \$203.54             |
| 20                |                           | 20                         | \$203.54             |
| 60                |                           | 60                         | \$610.63             |
| 40                |                           | 40                         | \$407.09             |
| 49                | 89                        | 138                        | \$1,404.45           |
| 60                |                           | 60                         | \$610.63             |
| 40                |                           | 40                         | \$407.09             |
| 20                |                           | 20                         | \$203.54             |
| 40                |                           | 40                         | \$407.09             |
| 43                | 90                        | 133                        | \$1,353.57           |
| 56                | 82                        | 138                        | \$1,404.45           |
| 153               | 110                       | 263                        | \$2,676.60           |
| 153               | 110                       | 263                        | \$2,676.60           |
| 89                | 110                       | 199                        | \$2,025.26           |
| 40                | 0                         | 40                         | \$407.09             |
| 40                | 0                         | 40                         | \$407.09             |
| 40                | 0                         | 40                         | \$407.09             |
| 84                | 103                       | 187                        | \$1,903.13           |
| 2,388             | 1,777                     | 4,165                      | \$42,388.00          |

| TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----------------------------|------------|
| \$3,691.70                  | 0.64%      |
| \$1,792.49                  | 0.31%      |
| \$1,463.90                  | 0.26%      |
| \$3,484.60                  | 0.61%      |
| \$2,732.02                  | 0.48%      |
| \$1,706.02                  | 0.30%      |
| \$1,130.42                  | 0.20%      |
| \$5,543.57                  | 0.97%      |
| \$4,229.07                  | 0.74%      |
| \$4,033.64                  | 0.70%      |
| \$5,454.45                  | 0.95%      |
| \$4,290.54                  | 0.75%      |
| \$2,751.08                  | 0.48%      |
| \$7,002.23                  | 1.22%      |
| \$8,197.51                  | 1.43%      |
| \$2,167.57                  | 0.38%      |
| \$2,328.25                  | 0.41%      |
| \$2,992.07                  | 0.52%      |
| \$3,688.41                  | 0.64%      |
| \$725.78                    | 0.13%      |
| \$709.52                    | 0.12%      |
| \$1,047.67                  | 0.18%      |
| \$2,422.94                  | 0.42%      |
| \$1,704.99                  | 0.30%      |
| \$2,752.05                  | 0.48%      |
| \$2,714.52                  | 0.47%      |
| \$1,625.69                  | 0.28%      |
| \$2,184.33                  | 0.38%      |
| \$956.42                    | 0.17%      |
| \$1,817.00                  | 0.32%      |
| \$2,598.38                  | 0.45%      |
| \$2,779.00                  | 0.49%      |
| \$11,148.60                 | 1.95%      |
| \$5,686.77                  | 0.99%      |
| \$5,202.08                  | 0.91%      |
| \$2,565.51                  | 0.45%      |
| \$2,405.28                  | 0.42%      |
| \$2,636.29                  | 0.46%      |
| \$4,801.60                  | 0.84%      |
| \$127,163.99                | 22.20%     |

|                           |
|---------------------------|
| Melrose PBID Grand Totals |
|---------------------------|

|           |           |              |
|-----------|-----------|--------------|
| 2,300,820 | 2,300,820 | \$190,935.98 |
|-----------|-----------|--------------|

|           |           |              |
|-----------|-----------|--------------|
| 1,086,255 | 1,076,623 | \$190,935.98 |
|-----------|-----------|--------------|

|        |       |        |              |
|--------|-------|--------|--------------|
| 10,969 | 9,430 | 20,399 | \$190,935.98 |
|--------|-------|--------|--------------|

|              |      |
|--------------|------|
| \$572,807.94 | 100% |
|--------------|------|

100.00%

**MELROSE PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019**

| # | APN | PROPERTY OWNER |
|---|-----|----------------|
|---|-----|----------------|

| LOT AREA<br>SF | LOT AREA<br>BENEFIT<br>UNITS | LOT AREA<br>ASSESSMENT |
|----------------|------------------------------|------------------------|
|----------------|------------------------------|------------------------|

| IMP'T AREA<br>SF | IMP AREA<br>BENEFIT<br>UNITS | IMP AREA<br>ASSESSMENT |
|------------------|------------------------------|------------------------|
|------------------|------------------------------|------------------------|

| MELROSE<br>FRT FT | OTHER<br>STREET FRT<br>FT | FRT FT<br>BENEFIT<br>UNITS | FRT FT<br>ASSESSMENT |
|-------------------|---------------------------|----------------------------|----------------------|
|-------------------|---------------------------|----------------------------|----------------------|

| TOTAL<br>ASSESSMENT<br>2019 | % of Total |
|-----------------------------|------------|
|-----------------------------|------------|

| Zone 1 Budget<br>\$400,851 | Zone 2 Budget<br>\$44,793              | Zone 3 Budget<br>\$127,164 | Total Budget<br>572,808 |
|----------------------------|--|----------------------------|-------------------------|
|                            |  |                            |                         |
| 33%                        | <u>Lot Area Factor =</u>               | <u>Budget Amount</u>       | <u>Assessment Rates</u> |
|                            | <u>Zone 1</u> Lot Area SF Rate         | \$133,616.99               | \$0.1592                |
|                            | <u>Zone 2</u> Lot Area SF Rate         | \$14,931.00                | \$0.0122                |
|                            | <u>Zone 3</u> Lot Area SF Rate         | \$42,388.00                | \$0.1762                |
| 33%                        | <u>Improvement Area Factor =</u>       |                            |                         |
|                            | <u>Zone 1</u> Improvement Area SF Rate | \$133,616.99               | \$0.2076                |
|                            | <u>Zone 2</u> Improvement Area SF Rate | \$14,931.00                | \$0.0584                |
|                            | <u>Zone 3</u> Improvement Area SF Rate | \$42,388.00                | \$0.2391                |
| 33%                        | <u>Street Frontage Factor</u>          |                            |                         |
|                            | <u>Zone 1</u> Street Frontage SF Rate  | \$133,616.99               | \$9.7931                |
|                            | <u>Zone 2</u> Street Frontage SF Rate  | \$14,931.00                | \$5.7649                |
|                            | <u>Zone 3</u> Street Frontage SF Rate  | \$42,388.00                | \$10.1772               |

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #                                | APN          | PROPERTY OWNER   | SITE ADDRESS            |
|----------------------------------|--------------|--|-------------------------|
| <b>Zone 1 Fairfax to La Brea</b> |              |  |                         |
| 1                                | 5525-009-022 | 7111 MELROSE PARTNERS LLC                                  | 7119 MELROSE AVE        |
| 2                                | 5525-009-024 | R AND H INVESTMENTS GENERAL PARTNERSHIP                    | 7101 MELROSE AVE        |
| 3                                | 5525-011-012 | MACCULLOCH PARTNERS LIMITED                                | 7201 MELROSE AVE        |
| 4                                | 5525-011-013 | HAGER DAVID AND JUDITH                                     | 7207 MELROSE AVE        |
| 5                                | 5525-011-015 | STERN MIKE AND DENISE                                      | 7217 MELROSE AVE        |
| 6                                | 5525-011-016 | STERN MIKE AND DENISE                                      | 7219 MELROSE AVE        |
| 7                                | 5525-011-033 | DALEY LAWRENCE M TRUST LAWRENCE M DALEY TRUST              | 7225 MELROSE AVE        |
| 8                                | 5525-011-034 | KREGLER ETELKA M TRUST ETELKA M KREGLER TRUST              | 7229 MELROSE AVE        |
| 9                                | 5525-011-035 | 7213 MELROSE LLC   | 7213 MELROSE AVE        |
| 10                               | 5525-012-010 | LA BREA GARDENS PROPERTY LLC                               | 7253 MELROSE AVE        |
| 11                               | 5525-012-011 | KERMANI BENJAMIN   | 7257 MELROSE AVE        |
| 12                               | 5525-012-012 | 7261 MELROSE AVENUE LLC                                    | 7261 MELROSE AVE        |
| 13                               | 5525-012-013 | 7265 MELROSE AVENUE LLC                                    | 7265 MELROSE AVE        |
| 14                               | 5525-012-014 | WERKOW STEVEN A ET AL                                      | 7269 MELROSE AVE        |
| 15                               | 5525-012-029 | BEHNU LP   | 7275 MELROSE AVE        |
| 16                               | 5525-013-002 | 1040 N WESTERN LLC   | 7260 MELROSE AVE        |
| 17                               | 5525-013-003 | CHICHA PHILIPPE AND ROBERT                                 | 7266 MELROSE AVE        |
| 18                               | 5525-013-004 | CHICHA PHILIPPE AND ROBERT                                 | 7268 MELROSE AVE        |
| 19                               | 5525-013-005 | PACIFIC WEST MANAGEMENT (formerly Hager)                   | 7274 MELROSE AVE        |
| 20                               | 5525-013-027 | GROUNDINGS CORPORATION                                     | 7280 MELROSE AVE        |
| 21                               | 5525-013-028 | SIP 4500 LLC   | 7250 MELROSE AVE        |
| 22                               | 5525-014-002 | DOWD LINDA C TRUST LINDA DOWD TRUST                        | 7206 MELROSE AVE        |
| 23                               | 5525-014-003 | N AND H PARTNERS LLC                                       | 7210 MELROSE AVE        |
| 24                               | 5525-014-004 | HAKAKIAN ALON TRUST N HAKAKIAN TRUST                       | 7214 MELROSE AVE        |
| 25                               | 5525-014-005 | SANDO PLACE LLC  | 7220 MELROSE AVE        |
| 26                               | 5525-014-006 | JACOB EDWARD F TRUST EDWARD F JACOB TRUST                  | 7224 MELROSE AVE        |
| 27                               | 5525-014-027 | 7200 MELROSE LLC   | 7200 MELROSE AVE        |
| 28                               | 5525-015-001 | 7150 MELROSE LLC   | 7150 MELROSE AVE        |
| 29                               | 5525-015-002 | FADLON ASHER AND CARMELA                                   | 7160 MELROSE AVE        |
| 30                               | 5525-015-003 | 7 MELROSE LLC  | 7164 MELROSE AVE        |
| 31                               | 5525-015-004 | ONE WAY REAL ESTATE LLC                                    | 7172 MELROSE AVE        |
| 32                               | 5525-015-024 | 7174 MELROSE AVENUE LLC                                    | 7174 MELROSE AVE        |
| 33                               | 5525-016-007 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7100 MELROSE AVE        |
| 34                               | 5525-016-008 | GREENWICH VILLAGE RENOVATION COMPANY                       | 7110 MELROSE AVE        |
| 35                               | 5525-016-009 | JORDAN EDD M   | 7112 MELROSE AVE        |
| 36                               | 5525-016-010 | HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS               | 7120 MELROSE AVE        |
| 37                               | 5526-008-012 | FEHER JUDITH K TRUST FEHER TRUST                           | 7325 MELROSE AVE        |
| 38                               | 5526-008-025 | STIGLITZ ALEX J AND ELLA H                                 | 705 N POINSETTIA PL     |
| 39                               | 5526-008-026 | GROUNDINGS   | 7307 MELROSE AVE        |
| 40                               | 5526-008-028 | MELROSE ASPIRATIONS LLC                                    | 7311 MELROSE AVE        |
| 41                               | 5526-009-002 | 7361 MELROSE AVENUE LLC                                    | 7361 MELROSE AVE        |
| 42                               | 5526-009-003 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7365 MELROSE AVE        |
| 43                               | 5526-009-025 | COLABELLA PROPERTIES                                       | 7369 MELROSE AVE        |
| 44                               | 5526-009-026 | NOVIAN FAMILY PARTNERSHIP                                  | 7373 MELROSE AVE        |
| 45                               | 5526-009-027 | WINETT KENNETH R TRUST                                     | 7377 MELROSE AVE        |
| 46                               | 5526-009-031 | HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST              | 7351 MELROSE AVE        |
| 47                               | 5526-010-001 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7401 MELROSE AVE        |
| 48                               | 5526-010-002 | JEBEJIAN SUSAN TRUST ET AL & SKINNER J TR & PARIS CLARK TR | 7409 MELROSE AVE        |
| 49                               | 5526-010-024 | ROSENTHAL ARLENE F TRUST ROSENTHAL FAMILY TRUST            | 7415 MELROSE AVE        |
| 50                               | 5526-010-025 | BRS LLC  | 7419 MELROSE AVE        |
| 51                               | 5526-010-026 | HOYER ROBIN TRUST ROBIN HOYER TRUST                        | 7427 MELROSE AVE        |
| 52                               | 5526-010-027 | C AND F MELROSE PROPERTIES LLC                             | 7435 MELROSE AVE        |
| 53                               | 5526-011-010 | MRO ELLIOTT MANAGEMENT INC                                 | 7467 MELROSE AVE        |
| 54                               | 5526-011-011 | MRO ELLIOTT MANAGEMENT INC                                 | 7471 MELROSE AVE        |
| 55                               | 5526-011-014 | BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST         | 7461 MELROSE AVE        |
| 56                               | 5526-011-024 | 7449 MELROSE LLC   | 7451 MELROSE AVE        |
| 57                               | 5526-011-025 | LEHOANG MIKE M AND DZUNG AND LE DUC H                      | 7453 MELROSE AVE        |
| 58                               | 5526-012-004 | ERENBERG PHILIP R JR TRUST PATRICIA Z ERENBERG DECEASED TR | 7509 MELROSE AVE        |
| 59                               | 5526-012-025 | JOLIE MELROSE LLC  | 7515 MELROSE AVE        |
| 60                               | 5526-012-026 | HERSON PROPERTIES LLC                                      | 7519 MELROSE AVE        |
| 61                               | 5526-012-028 | BARRY IRMA N TRUST IRMA BARRY TRUST                        | 7525 MELROSE AVE        |
| 62                               | 5526-012-029 | MELROSE REAL PROPERTIES LLC                                | 709 N GARDNER ST        |
| 63                               | 5526-012-030 | L B L DEVELOPMENT COMPANY                                  | 7501 MELROSE AVE        |
| 64                               | 5526-013-001 | DEMIRCIFT STEVE AND ARYET TRUST DEMIRCIFT FAMILY TRUST     | 705 N SIERRA BONITA AVE |
| 65                               | 5526-013-002 | BLITZ RICHARD COMPANY TRUST BLITZ FAMILY TRUST             | 7555 MELROSE AVE        |
| 66                               | 5526-013-003 | 7561 MELROSE LLC   | 7561 MELROSE AVE        |

**MELROSE PBID DISTRICT PARCEL LIST FOR 2019**

| #   | APN          | PROPERTY OWNER   | SITE ADDRESS           |
|-----|--------------|--|------------------------|
| 67  | 5526-013-023 | AMERICAN COMMERCIAL PROPERTIES I LLC                     | 7565 MELROSE AVE       |
| 68  | 5526-013-024 | HARRY AND MILDRED MYERS FAMILY INVESTMENTS LLC           | 7569 MELROSE AVE       |
| 69  | 5526-013-025 | 7575 MELROSE INVESTMENTS LLC                             | 7575 MELROSE AVE       |
| 70  | 5526-014-001 | HARKHAM FAMILY ENTERPRISES LP ET AL & HARKHAM EFREN      | 7601 MELROSE AVE       |
| 71  | 5526-014-021 | MELROSE PROPERTY COMPANY LLC                             | 7615 MELROSE AVE       |
| 72  | 5526-014-022 | GUTT ANDREW AND MELBA TRUST GUTT FAMILY TRUST AND        | 7619 MELROSE AVE       |
| 73  | 5526-014-023 | FOTOS MARTIN AND GLORIA TRUST FOTOS TRUST                | 7625 MELROSE AVE       |
| 74  | 5526-014-025 | 7611 MELROSE AVENUE LP ET AL                             | 7609 MELROSE AVE       |
| 75  | 5526-015-002 | COLONIA INVESTMENT COMPANY LIMITED                       | 7610 MELROSE AVE       |
| 76  | 5526-015-025 | MELROSE RENTALS LLC                                      | 7614 MELROSE AVE       |
| 77  | 5526-015-026 | MONTE NAPOLEONE INC                                      | 7618 MELROSE AVE       |
| 78  | 5526-015-027 | HCB EQUITIES LLC (Hughes?)                               | 7624 MELROSE AVE       |
| 79  | 5526-015-028 | WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TR   | 7600 MELROSE AVE       |
| 80  | 5526-016-001 | MANN CATHERINE A ET AL TRUST GREENBERG DECEASED TRUST    | 7550 MELROSE AVE       |
| 81  | 5526-016-002 | SIDON INC  | 7560 MELROSE AVE       |
| 82  | 5526-016-025 | FISCH PROPERTIES LP                                      | 7564 MELROSE AVE       |
| 83  | 5526-016-028 | FISCH PROPERTIES LP                                      | 7580 MELROSE AVE       |
| 84  | 5526-017-026 | WINETT KENNETH R TRUST                                   | 7518 MELROSE AVE       |
| 85  | 5526-017-027 | M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)                | 7500 MELROSE AVE       |
| 86  | 5526-018-001 | SANKOWICH LEE D  | 7458 MELROSE AVE       |
| 87  | 5526-018-002 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7460 MELROSE AVE       |
| 88  | 5526-018-023 | GUTIERREZ ANTONIO L AND YOLANDA J                        | 7470 MELROSE AVE       |
| 89  | 5526-018-024 | MESELSON ANDREW ET AL                                    | 7474 MELROSE AVE       |
| 90  | 5526-018-026 | COLONIA INVESTMENT COMPANY LIMITED                       | 7454 MELROSE AVE       |
| 91  | 5526-019-001 | JANCSO JULIUS AND SUSAN TRUST JULIUS AND SUSAN JANCSO TR | 7400 MELROSE AVE       |
| 92  | 5526-019-002 | EDMISTEN FAMILY PARTNERS LP                              | 7410 MELROSE AVE       |
| 93  | 5526-019-003 | EDMISTEN FAMILY PARTNERS LP                              | 7414 MELROSE AVE       |
| 94  | 5526-019-028 | EDMISTEN FAMILY PARTNERS LP                              | 7420 MELROSE AVE       |
| 95  | 5526-019-032 | KNOWLES DAPHNE A AND JOHN                                | 7428 MELROSE AVE       |
| 96  | 5526-020-001 | AMZALAG INVESTMENTS LLC                                  | 7350 MELROSE AVE       |
| 97  | 5526-020-002 | STIGLITZ ALEX J AND ELLA H                               | 7356 MELROSE AVE       |
| 98  | 5526-020-003 | MCHUGH MICHAEL T COTRUSTEE M T AND C Y MCHUGH TRUST      | 7360 MELROSE AVE       |
| 99  | 5526-020-004 | FADLON CARMELA ET AL                                     | 7364 MELROSE AVE       |
| 100 | 5526-020-026 | AMERICAN COMMERCIAL PROPERTIES II LLC                    | 7368 MELROSE AVE       |
| 101 | 5526-020-027 | N AND H PARTNERS LLC ET AL                               | 7376 MELROSE AVE       |
| 102 | 5526-021-001 | MELROSE POINT LLC  | 7300 MELROSE AVE       |
| 103 | 5526-021-002 | BEACH PLAZA LLC  | 7308 MELROSE AVE       |
| 104 | 5526-021-003 | WYNDERMAN MAX AND HENA TRUST & W&S EBEL TRS              | 7316 MELROSE AVE       |
| 105 | 5526-021-025 | A AND H MELROSE PROPERTY LP AND HARKMAN FAMILY ENTERPR   | 7318 MELROSE AVE       |
| 106 | 5526-021-026 | UNGER MARJORIE A ET AL TRUST MARJORIE A UNGER TRUST      | 7320 MELROSE AVE       |
| 107 | 5527-007-001 | DONIG HENRY TRUST HENRY DONIG TRUST                      | 7653 MELROSE AVE       |
| 108 | 5527-007-002 | STERN JOSEPH M TRUST STERN FAMILY TRUST AND GAMMEL BLAK  | 7657 MELROSE AVE       |
| 109 | 5527-007-003 | 7661 MELROSE ASSOCIATES LLC                              | 7661 MELROSE AVE       |
| 110 | 5527-007-021 | CHICHA PHILIPPE AND CHICHA ROBERTS                       | 7665 MELROSE AVE       |
| 111 | 5527-007-024 | 7673 MELROSE AVENUE LLC                                  | 7673 MELROSE AVE       |
| 112 | 5527-008-012 | WINDSOR ASSOCIATES LIMITED                               | 7711 MELROSE AVE       |
| 113 | 5527-008-025 | CORTEZ CARMEN V TRUST CORTEZ FAMILY TRUST                | 7701 MELROSE AVE       |
| 114 | 5527-008-026 | 499 CANON LLC  | 7721 MELROSE AVE       |
| 115 | 5527-008-027 | KRAMER MARSHALL F AND HANNAH TRUST & EISENSTEIN E TR     | 710 N GENESEE AVE      |
| 116 | 5527-008-028 | GOLDMAN NORMAN TRUST ET AL GOLDMAN FAMILY TRUST          | 7703 MELROSE AVE       |
| 117 | 5527-009-012 | FADLON ISACK   | 7765 MELROSE AVE       |
| 118 | 5527-009-013 | FADLON ISACK   | 7761 MELROSE AVE       |
| 119 | 5527-009-023 | HARRIS JOSEPH P TRUST JOSEPH P HARRIS TRUST              | 7777 MELROSE AVE       |
| 120 | 5527-009-024 | ROSSETTO INVESTMENTS LLC                                 | 7769 MELROSE AVE       |
| 121 | 5527-009-025 | HOLLYWOOD INVESTMENT PROPERTIES INC                      | 707 N GENESEE AVE      |
| 122 | 5527-009-026 | FADLON ASHER AND CARMELA                                 | 7751 MELROSE AVE       |
| 123 | 5527-010-009 | ORANGE GROVE MELROSE PROPERTY LLC                        | 706 N ORANGE GROVE AVE |
| 124 | 5527-010-010 | SIMANIAN DAVID COMPANY TRUST BBJ TRUST                   | 7815 MELROSE AVE       |
| 125 | 5527-010-011 | BLUM JEAN J TRUST JEAN J BLUM TRUST                      | 7811 MELROSE AVE       |
| 126 | 5527-010-012 | CHASE SANDERS AND MARY E                                 | 7809 MELROSE AVE       |
| 127 | 5527-010-013 | GOLBARI LLC  | 7801 MELROSE AVE       |
| 128 | 5527-011-005 | MELFAX HOLDINGS LLC                                      | 700 N FAIRFAX AVE      |
| 129 | 5527-011-008 | TROEGER VIRGINIA R TRUST ET AL                           | 7851 MELROSE AVE       |
| 130 | 5527-011-020 | A B AND B MELROSE LLC                                    | 7859 MELROSE AVE       |
| 131 | 5527-022-001 | KLEINBERG TRUST  | 7700 MELROSE AVE       |
| 132 | 5527-022-002 | K G MELROSE PROPERTIES LLC                               | 7708 MELROSE AVE       |
| 133 | 5527-022-025 | K G MELROSE PROPERTIES LLC                               | 7710 MELROSE AVE       |
| 134 | 5527-022-026 | K G MELROSE PROPERTIES LLC                               | 7714 MELROSE AVE       |
| 135 | 5527-022-027 | GTL ROBERTSON PROPERTIES LLC                             | 7720 MELROSE AVE       |

# MELROSE PBID DISTRICT PARCEL LIST FOR 2019

| #                                     | APN          | PROPERTY OWNER   | SITE ADDRESS        |
|---------------------------------------|--------------|--|---------------------|
| 136                                   | 5527-023-003 | MAIMES JACK M TRUST MAIMES FAMILY TRUST AND MAMES ROSE | 7660 MELROSE AVE    |
| 137                                   | 5527-023-025 | D A D E S INC  | 7662 MELROSE AVE    |
| 138                                   | 5527-023-026 | YOUNG ISRAEL OF L A                                    | 660 N SPAULDING AVE |
| 139                                   | 5527-023-029 | 7650 MELROSE LLC                                       | 7650 MELROSE AVE    |
|                                       |              | Zone 1 Sub Totals                                      |                     |
| <b>Zone 2 Public Schools</b>          |              |  |                     |
| 140                                   | 5525-010-900 | L A UNIFIED SCHOOL DISTRICT - MELROSE ELEMENTARY       | 731 N DETROIT ST    |
| 141                                   | 5527-021-900 | L A UNIFIED SCHOOL DISTRICT - FAIRFAX HS               | 7850 MELROSE AVE    |
|                                       |              |  |                     |
| <b>Zone 3 E/O La Brea to Highland</b> |              |  |                     |
| 142                                   | 5524-013-022 | 6721 MELROSE PROPERTY LLC                              | 6721 MELROSE AVE    |
| 143                                   | 5524-013-023 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST               | 6715 MELROSE AVE    |
| 144                                   | 5524-013-024 | GAZIN CLARENCE COMPANY TRUST GAZIN TRUST               | 6711 MELROSE AVE    |
| 145                                   | 5524-013-031 | OPENSHAW DOROTHY A EXEC OPENSHAW RULON W DECEASED ES   | 6703 MELROSE AVE    |
| 146                                   | 5524-014-021 | KORY ROBERT B TRUST LORCO TRUST                        | 6825 MELROSE AVE    |
| 147                                   | 5524-014-022 | KORN JULIUS AND ILENE J TRUST                          | 6819 MELROSE AVE    |
| 148                                   | 5524-014-023 | MADISON RENTALS WEST LLC                               | 6817 MELROSE AVE    |
| 149                                   | 5524-014-027 | SARKISSIAN SARKIS M AND MARY TRUST SARKISSIAN TRUST    | 6801 MELROSE AVE    |
| 150                                   | 5524-015-001 | CHOREBANIAN PETER P CO TR & MIAKJIAN SONIA             | 6800 MELROSE AVE    |
| 151                                   | 5524-015-002 | NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST         | 6808 MELROSE AVE    |
| 152                                   | 5524-015-003 | SOLANA INDUSTRIES LLC                                  | 6824 MELROSE AVE    |
| 153                                   | 5524-016-001 | STUDIO UTILITY EMPLOYEES LOCAL 724                     | 6700 MELROSE AVE    |
| 154                                   | 5524-016-002 | REDDING NED R COMPANY TRUST FIRESTONE PARK TRUST       | 6708 MELROSE AVE    |
| 155                                   | 5524-016-020 | HOPE LUTHERAN CHURCH INC                               | 6720 MELROSE AVE    |
| 156                                   | 5524-017-001 | MELHAM LLC   | 641 N HIGHLAND AVE  |
| 157                                   | 5524-017-002 | 6614 MELROSE PARTNERS LLC                              | 6614 MELROSE AVE    |
| 158                                   | 5524-017-019 | 6620 MELROSE LLC                                       | 6620 MELROSE AVE    |
| 159                                   | 5524-017-020 | BOYD MELROSE LLC                                       | 6624 MELROSE AVE    |
| 160                                   | 5525-007-003 | MELROSE EQUITIES LLC                                   | 6935 MELROSE AVE    |
| 161                                   | 5525-007-004 | MELROSE EQUITIES LLC                                   | 6919 MELROSE AVE    |
| 162                                   | 5525-007-005 | MELROSE EQUITIES LLC                                   | 6917 MELROSE AVE    |
| 163                                   | 5525-007-006 | MELROSE EQUITIES LLC                                   | 6915 MELROSE AVE    |
| 164                                   | 5525-007-007 | 6911 MELROSE AVENUE LLC                                | 6911 MELROSE AVE    |
| 165                                   | 5525-007-008 | AMERICAN COMMERCIAL PROPERTIES III LLC                 | 6907 MELROSE AVE    |
| 166                                   | 5525-007-009 | ROSENTHAL CLARA  | 6901 MELROSE AVE    |
| 167                                   | 5525-008-004 | HANS FAMILY MELROSE PROPERTIES LLC                     | 7021 MELROSE AVE    |
| 168                                   | 5525-008-005 | ALAMITOS DEVELOPMENT LLC                               | 7019 MELROSE AVE    |
| 169                                   | 5525-008-006 | 7011 MELROSE ASSOCIATES LLC                            | 7013 MELROSE AVE    |
| 170                                   | 5525-008-007 | 7011 MELROSE ASSOCIATES LLC                            | 7011 MELROSE AVE    |
| 171                                   | 5525-008-008 | BROWN MICHAEL H  | 7007 MELROSE AVE    |
| 172                                   | 5525-008-009 | FINDLEY DAVID TRUST MELROSE TRUST                      | 7001 MELROSE AVE    |
| 173                                   | 5525-008-032 | ALAMITOS DEVELOPMENT LLC                               | 700 N LA BREA AVE   |
| 174                                   | 5525-017-011 | MELROSE CROSSING LLC                                   | 7024 MELROSE AVE    |
| 175                                   | 5525-017-019 | MELROSE CROSSING LLC                                   | 7000 MELROSE AVE    |
| 176                                   | 5525-018-001 | MORRIS ANDREW  | 6900 MELROSE AVE    |
| 177                                   | 5525-018-002 | 6910-6912 MELROSE AND LA BREA LLC                      | 6910 MELROSE AVE    |
| 178                                   | 5525-018-003 | MARCUS KENNETH C                                       | 6914 MELROSE AVE    |
| 179                                   | 5525-018-004 | AGENT 99 LLC   | 6918 MELROSE AVE    |
| 180                                   | 5525-018-026 | VISTA DEL MAR CHILD AND FAMILY SERVICES                | 6926 MELROSE AVE    |
|                                       |              |  |                     |



Rita Moreno <rita.moreno@lacity.org>

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## Westchester Town Center BID 3rd Q 2017 Newsletter Publication

4 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Fri, Mar 9, 2018 at 12:36 PM

Attached is Westchester Town Center BID 3rd Q 2017 Newsletter Publication. We will be submitting our Quarterly Reports this coming week so we can request assessment funds. Is everything in order for that request?

Thank you.



**SWFM Sponsorship M&P Publication 3rd Q 2017.pdf**  
4372K

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Mar 13, 2018 at 8:41 AM

Hi Don,

Sorry for not responding sooner. I've got three BIDs all late in submitting the MDP/ER and, of course, submitting at the same time 🙄

Anyhow, for 2017 I have:

1st Q - Report  
2nd Q - Newsletter  
3rd Q - Newsletter  
4th Q - Newsletter

So, I need the 1st quarter newsletter and the 2nd, 3rd and 4th quarter reports.

Also, your insurance expired on 8/27/17 so the updated certificate will need to be uploaded to BAVN.

The Workers Comp waiver expired on 3/08/18 so I've attached an updated waiver form for you to sign and date and email back to me.

For the reports, you don't need to submit the full packet you provide your Board, but if you decide to drop it off, remember we are no longer on the 2nd floor. We are now on the 3rd floor in room 395.

Thanks.

Rita

P.S. Checked with Eugene and neither he nor I call you. 😊

On Fri, Mar 9, 2018 at 12:36 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Attached is Westchester Town Center BID 3rd Q 2017 Newsletter Publication. We will be submitting our Quarterly Reports this coming week so we can request assessment funds. Is everything in order for that request?

Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



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 **Request for WC Waiver.pdf**  
328K

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Mar 13, 2018 at 9:57 PM

Thank you. Attached is the Workers Comp Wavier Request.

What 3 BIDs are you reviewing docs for?

Good luck.

[Quoted text hidden]

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 **Workers Comp Waiver Request 180313 exe.pdf**  
44K

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Wed, Mar 14, 2018 at 8:00 AM

Historic Core (previously Historic Downtown LA)  
Lincoln Heights BCBD  
Leimert Park Village/Crenshaw Corridor  
[Quoted text hidden]

# WESTCHESTER FARMERS MARKET

Held every Wednesday in Westchester Park  
and Sunday in Westchester's Historic  
Downtown Triangle



## BECOME A SPONSOR

GROW YOUR BUSINESS WITH US

# WESTCHESTER FARMERS' MARKET

## ABOUT US



Held every Wednesday in Westchester Park and Sunday in Westchester's Historic Downtown Triangle, Westchester Farmers' Market brings together over 50 of the region's best farmers, ranchers, specialty growers, food purveyors, and artisans each and every week. Westchester Vitalization as our sponsor and Westchester Town Center's BID as our community partner for the Triangle location, have championed a community in concert with net proceeds of the farmers' market's non-profit going back into the community to support local holiday events, youth and family organizations, beautification projects and more.

## VENDORS

With the market being open twice a week, we offer an extended range of California grown farm-to-your-table fresh fruits, herbs and veggies! Over 50 participants with a growing number of local farmers, ranchers, specialty growers, food purveyors and artisans. Certified by the California Agriculture department, all growers are local to California and sell the products they grow. Additionally, our food purveyors are local and family owned. Produce varies with the seasons as do the food purveyors rotating with the trends and availabilities, but enjoy the changes with the seasons from sweet corn, peaches and cherries in the summertime to winter's bounty with persimmons, squash and gorgeous root veggies to browsing the market's nursery during planting season for the very best in vibrant potted flowers and herbs.

## MARKET HOURS

Sunday in the Triangle  
6200 W 87th Street, next to Truxton's  
9am - 2pm

Wednesdays in Westchester Park  
9100 Lincoln Ave  
8:30am - 1:30pm



# COMMUNITY PROGRAMMING

As a community hub, Westchester Farmers' Market provides a range of programs and activities geared towards expanding and working with our local community.



## EXHIBITORS

We showcase local non-profits and community organizations week-to-week. As pictured here, a local conservation group that also heads up nature walks of the Ballona Wetlands.

## SPECIAL EVENTS

Each year we super-size our on-going farmers' market Wednesdays & Sundays community events with specialized days. Our on-site calendar of events bring in the seasons right in step with our community: expect lots of community groups and additional activities with our Anniversary Celebrations, Fall Holidays, jump-into-Spring and Summer Health and Wellness specialized events as well as be sure to find us off-site supporting local community events.



Chef Nicky doing up a farm-to-table cooking demo



Fun Run & Wellness Fest

Alive & Running 5K Walk/Run

# PROGRAMMING CONT.

We accept EBT to make sure everyone gets access to fresh produce and offer peach coins so local dollars stay in the community. Each location also offers a range of kids activities from the kids train, kids crafts, balloon art, and face painting.



## PEACH KIDS

We work with local elementary schools as pictured here with Westchester's elementary school principals.

## KIDS CORNER

We work with our weekly exhibitors to engage kids in additional activities as it relates to their particular organization as with our local community garden doing specialized planting demos for kids, or a health and wellness exhibitor hosting a hands-on farm-to-table cooking class for kids.

## EBT

We accept EBT! Thanks to CalFresh and their generous funding both Westchester locations accept EBT.



# BECOME A SPONSOR



Thank you for considering Westchester Farmers' Market. With each sponsorship our community and local food system thrives!

## WE ARE A NON-PROFIT

Sponsorship donations are tax deductible and will support our overall operations, active programming inclusive of Peach Kids Health & Wellness programming, food access programming, community booth, and special event calendar.

## MARKET ATTENDANCE

We have an average of 750 to 1000 market attendees any given week and we are growing! The majority of our shoppers are women with children who reside primarily in Westchester & Playa Del Rey.

## COMMUNITY PRESENCE

We have a strong extended presence having been in operation for over 20 years. The net proceeds of our farmers' market goes back in the community to support local family & youth orgs as well as beautification projects and more.

## SOCIAL MEDIA REACH

We have an active on-line presence with nearly 2000 Facebook followers and a similarly robust e-newsletter distribution with a healthy monthly 25% click through rate. Our Instagram feed is continuing to grow tapping into a new demographic with the help of active student Otis College and LMU followers.



# SPONSORSHIP BENEFITS

Benefits include the following, which are flexible and can be customized in balance with the sponsor's needs:

## 1. ON-SITE ACTIVATION -

opportunities to connect directly with our community base with an on-site branded booth provided and staffed by sponsor; inclusive of our special event calendar and additional dates throughout the year dependent on availability & in balance with other sponsorship benefits as listed below. We operate 52 weeks out of the year rain or shine, every Wednesday and Sunday, here's our special event calendar:

- January/February (New Year Health & Wellness Fest)
- March/April (Spring Easter Celebration)
- May/June (Eco Fest/Wellness Fest)
- July/August (Summer Anniversary Bash)
- October (Harvest Fest)
- December (Winter Fest)

## 2. ON-SITE BRANDING -

opportunities to brand the market with placement of sponsor's banners and/or company info in on-site market manager's info booth; branded canopy in key location of the market (food court seating, band stage, etc).

## 3. ON-LINE RECOGNITION -

special recognition through our social media channels, website and monthly e-newsletters:

- Facebook & Instagram - we have nearly 2800 followers all within Westchester and neighboring areas with solid post engagement and can craft unique posts to support our sponsor along with boosting to targeted areas for expanded reach. (FB: /westchesterfarmersmarket; IG: @westchester.fm)
- Website - we can recognize our sponsor through our website's sponsor page ([www.westchesterfarmersmkt.com](http://www.westchesterfarmersmkt.com)).
- Newsletter - every 3 to 4 weeks we send out a monthly newsletter to nearly 2000 local residents, a database that is expanding week to week from on-site and on-line farmers' market sign ups; we can recognize the sponsor with each newsletter send.

## 4. COMMUNITY-WIDE BANNER & POSTER DISTRIBUTION -

prominent logo placement on our annual banner, which is placed throughout Westchester in key locations inclusive of the park and along Manchester; additional reach with our poster campaign placed widely throughout Westchester & adjacent communities (coffee shops, community centers, local businesses, churches, and other locations; around 20 site locations).

## 5. BRAND MARKET MERCHANDISE -

opportunities to brand a unique item such as our farmers' market money, our beloved Peach Coins! Branded coins are to be distributed at the sponsor's discretion either through our on-going market distribution and/or by the sponsor directly. Each coin has a face value of \$1 redeemable to purchase anything at either market location; additional items could include - hoodies, trucker hats, t-shirts, aprons, tote bags, and coffee mugs. (We can provide design mockups as requested.)

## 6. RECOGNITION OFF-SITE SPECIAL EVENTS -

recognition at all of our off-site special events inclusive of: LMU's Race for Success, Jet to Jetty, Alive and Running, Westchester's 4th of July Parade.

\*Please note - some of the above items will entail production costs that need to be factored into the sponsorship; for instance, cost of materials for banners, posters, branded Peach Coins - redeemed value, merchandize etc. This can be discussed as we customize the package to match the sponsor's needs and overall contribution to the market.

City of Los Angeles  
**Request for Waiver**  
Workers' Compensation Insurance Requirement

**Business**

Legal Name: Westchester Business Improvement Association

Address: 8929 S. Sepulveda Blvd., Suite 130  
Westchester, CA 90045

Legal Form     ☐ Sole Proprietor     ☐ Limited Partnership     ☐ General Partnership     ☒ Corporation  
                    ☐ Business Trust     ☐ Limited Liability Company     ☐ Other: \_\_\_\_\_

Contact Person (Name and Telephone): Donald Duckworth (310) 417-9030

**City Reference**

City Agency Office of the City Clerk     Contact Name/Telephone Rita Moreno (213) 978-1122

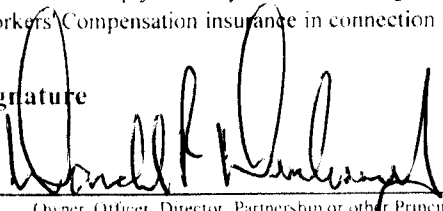
Document Reference: C-120115     Any work performed on City Premises?     ☐ Yes     ☒ No  
(bid, contract, job no., location, etc.)

Nature of work to be performed for City: Business Improvement District Administration

**Declaration:**

With respect to the above-mentioned business, I hereby warrant that the business has no employees other than the owners, officers, directors, partners or other principals who have elected to be exempt from Worker's Compensation coverage in accordance with California law. I further warrant that I understand the requirements of Section 3700 et seq. of the California Labor Code with respect to providing Worker's Compensation coverage for any employees of the above mentioned business. I agree to comply with the code requirements and all other applicable laws and regulations regarding workers compensation, payroll taxes, FICA and tax withholding and similar employment issues. I further agree to hold the City of Los Angeles harmless from loss or liability which may arise from the failure of the above-mentioned business to comply with any such laws or regulations. I therefore request that the City of Los Angeles waive its requirement for evidence of Workers' Compensation insurance in connection with the above-referenced work.

Signature

  
\_\_\_\_\_  
Owner, Officer, Director Partnership or other Principal

**Risk Management Approval:**

\_\_\_\_\_  
Executive Director

Title

3/13/18

Date



Rita Moreno <rita.moreno@lacity.org>

---

## Fwd: Removal of Peak Hour Parking Restriction Signs on Melrose Avenue

1 message

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Wed, Mar 14, 2018 at 9:32 AM

Note to all Melrose BID Board Members and Joey Harris...

Good morning news was just received.

Progress is being made on removing the Peak Hour AM No Parking signs on Melrose. See the email chain below. We've been working this since 2015! This would not have happened without the Melrose BID's extended effort.

There is more to do and we are working with the system. On related business: the restoration of public parking on Ogden, Curson, and in front of Fairfax HS is still progressing through the DOT Engineering review. I'll inquire about that status and advocate for speedy completion. I'll communicate as we have anything definitive.

Note to Kim: when the old signs come down, I'd like to publicize via social media and a newsletter article.

----- Forwarded message -----

From: **Ray Lau** <ray.lau@lacity.org>  
Date: Wed, Mar 14, 2018 at 9:15 AM  
Subject: Re: Removal of Peak Hour Parking Restriction Signs on Melrose Avenue  
To: Donald Duckworth <duckworth.donald@gmail.com>  
Cc: Ken Husting <ken.husting@lacity.org>, Jose Hernandez <jose.d.hernandez@lacity.org>, Robert Oliver <robert.oliver@lacity.org>





Good morning Mr. Duckworth,  
Talk about timing. I was just informed at 7:20am this morning that the non-stock signs have been made and ready for pick-up by the Yard crew. I had just emailed to the Yard Supervisor for an "**Expedite**" on this work and to provide me with an estimate date on the work. I will let you know when I hear back from him. Thank you for following up and the BID's patience and understanding. Hope to talk to you soon.

---

**Ray Lau, P.E.**

Transportation Engineer,  
Parking Meter Division

Los Angeles Department of Transportation

213.473.8270    



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On Tue, Mar 13, 2018 at 11:46 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:  
Good Morning Ray...

The BID Board has asked me if there has been any definitive progress on the removal of the peak hour signs? Perhaps the work has been scheduled. Can you give me any more information?

On Tue, Feb 27, 2018 at 5:00 PM, Jose Hernandez <[jose.d.hernandez@lacity.org](mailto:jose.d.hernandez@lacity.org)> wrote:

Good Afternoon Don,

I had a chance to speak with staff about your request today. The work orders to remove the signs have been prepared and they will be released tomorrow with a special request for the work to be expedited. The removal of these signs triggered the need to review the intent of the other remaining signs. Staff encountered minor issues with needing to maintain the integrity and intent of other existing signs, which requires additional work orders to fabricate new non-stock signs for their installation to appropriately cover the curb space as intended.

Barring any unforeseen circumstances, we hope to see removal of the peak hour restrictions begin within a week or two.

Please contact Ray Lau, copied here, if you have any further questions or concerns.

Thank you,

Jose

On Tue, Feb 27, 2018 at 7:08 AM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Thanks Ken!!

Jose I'd like to introduce myself and ask for your assistance in getting the Peak Hour Parking Restriction signs on Melrose Avenue between Fairfax and Highland removed as approved by the District Engineer. I apologize for our sense of anxiety over this, but this project has been "in process" since 2015 and it has now become an issue in whether or not we can get our Melrose BID renewed with property owner support. We have full support of CD5 and they will call if that will help. How can we move ahead most quickly?

Thank you both for your help.

On Mon, Feb 26, 2018 at 1:53 PM, Ken Husting <[ken.husting@lacity.org](mailto:ken.husting@lacity.org)> wrote:

Hi Don,

I just gave you a call back and tried to leave a message, but your voicemail was full. I'm copying Ray's supervisor, Jose Hernandez, for him to follow up directly with Ray on the status. It may be that Ray already did his part and this is resting with our short staffed field crews. Jose will find out where it is in the process and we can go from there.





Take care,  
Ken

---

**Ken Husting, P.E.**

Principal Transportation Engineer  
Parking Management

Los Angeles Department of Transportation

213.972.8430    



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addressee, or otherwise authorized to receive this information, please delete/destroy and notify the sender immediately. Any review, dissemination, distribution or copying of the information contained in this message is strictly prohibited.

On Mon, Feb 26, 2018 at 12:30 PM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Good morning Ken. I left a message on your answering machine at DOT. I still have two numbers for you which may mean you're still working 2 jobs. They should just make you the Director then you could have one office.

I'm having some difficulty in getting the referenced signs taken down on Melrose and I'm writing to ask for your assistance / guidance. The District Engineer (Mo B) approved the removal in 2015. Understanding DOT's limited resources and staffing issues, we let it go until 2017 when it became important to BID renewal. The property owners want to see that we can actually get something done, which has been advertised for quite some time, before they sign the renewal petition. Ray Lau promised that the work would be done by mid February but we're still at ground zero. (We love Ray but we can't allow this to languish any longer.) The Council Office is in full support and we've met with Ray in CD5 recently.

How can I be more effective in getting this accomplished? We would appreciate your insight and guidance. Thanks Ken.

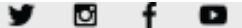
--

**Jose D. Hernandez, P.E.**

Senior Transportation Engineer  
Parking Meter Division

Los Angeles Department of Transportation

[213.473-8270](tel:213.473-8270)



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Rita Moreno <rita.moreno@lacity.org>

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## Westchester BID Insurance

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>

Thu, Mar 15, 2018 at 9:16 AM

To: Rick LaRue <rlarue@insurancewest.com>

Cc: Rita Moreno <rita.moreno@lacity.org>

We have been notified by the City that the appropriate certifications re Westchester Town Center BID's on-going insurance coverage needs to be uploaded at Track4LA.

Can you coordinate this for us please?

Thanks Rick.



Rita Moreno <rita.moreno@lacity.org>

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## Melrose BID Newsletter

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Mon, Mar 19, 2018 at 12:19 PM

Read about the Melrose BID's on-going work with LAPD and the new deployment of additional patrol resources to our area. Also read about Local 724's new office space on Melrose.

As always, let me know your thoughts. Thank you.



**Q1 2018 180319 Melrose BID Newsletter.pdf**  
3425K

**IN THIS ISSUE**

LAPD Keeps An Eye on Melrose P.1  
 LAPD, Pt. 2 P.2  
 Local 724 on Melrose P.3  
 LAPD, Pt. 3 P.4



File photo by John Liu/Flickr

**LAPD KEEPS AN EYE ON MELROSE**

Have you noticed more LAPD presence on Melrose the last few weeks? You should have because there are actually a lot more officers out on the streets since the beginning of January.

During the recession, the LAPD needed to keep costs in check and assigned sworn personnel to inside jobs that had formerly been held by civilians. Recently, Police Chief Charlie Beck began a push to reverse that trend and moved more officers back into patrol positions.

As of January 1, 2018, more than 100 officers were reassigned from desk jobs to L.A.'s streets. They have been spread between 21 geographical divisions throughout Los Angeles. Our own Wilshire division got 10 of these officers who immediately went into patrol, thereby increasing the number of officers that could be deployed to Melrose at any given time.

"Due to the close working relationship the BID maintains with the LAPD, they were keenly aware of our dire need for increased police presence on the street," said Don Duckworth, Executive Director, Melrose BID. "We're extremely thankful that when additional resources became available, Captain Anthony Oddo made sure that Melrose was a top priority. This is a direct result of the BID's ongoing efforts."

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Additionally, according to Melrose Ave's Senior Lead Officer, Inga Wecker, a new unit called the Special Problems Unit (SPU) was created to tackle trending issues. The SPU consists of four officers and a sergeant who assemble every day and discuss what crimes have been taking place and where. They look at the dots on the map and the resulting trends, and figure out where they can help the most. Most importantly, they don't have to answer radio calls so they are free to go where they are needed most.

*Continued on pg. 2*

**BID INFO****Board of Directors:**

Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
 Julian Chicha, Treasurer  
 Pierson Blaetz, Greenway Arts Alliance  
 Isack Fadlon, Board Member  
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**Resources:**

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**BID Email:** duckworth.donald@gmail.com  
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Mobile Command Post



Wilshire Division Roll Call

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And the way the BID maintains the alleys is phenomenal compared to other areas. We don't have anywhere near the number of homeless encampments as other divisions in the city, and we attribute that directly to the BID's vigilance."

~ Senior Lead Officer  
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**Surveillance Cameras:** It's immensely helpful to have security camera footage of events on the street. The better the quality of the footage, the better chance of solving crimes.

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~Alex Aguilar Jr.,  
Studio Utility  
Employees Union



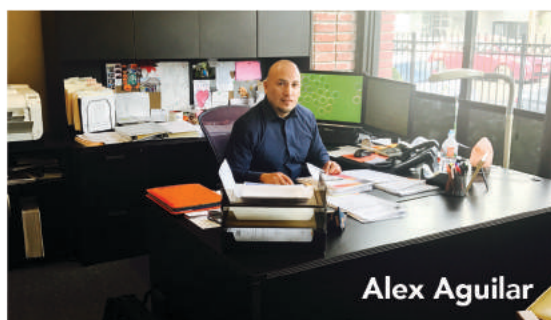
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Conference Room



Reception Area



Boardroom Dedication  
Plaque



Captain Aaron McCraney, Deputy Chief Dennis Kato, and Captain Anthony Oddo at "Coffee with a Cop" on Melrose.

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We asked Wilshire Division's Captain Anthony Oddo for his thoughts on the value of the BID and the role it plays in the safety of the Melrose corridor. He provided a letter (right) that highlights the "invaluable services" that the Melrose BID performs. He feels the BID has greatly enhanced security along Melrose, but points out that the work is ongoing and it's important that the BID continue.

## LOS ANGELES POLICE DEPARTMENT

CHARLIE BECK  
Chief of Police



P. O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (213) 486-0150  
TDD: (877) 275-5273  
Ref #: 6.4

January 31, 2018

Dear Melrose Avenue Property Owner:

The purpose of this letter is to ask for your support in the renewal of the Melrose Business Improvement District (Melrose BID).

The Los Angeles Police Department (LAPD), Wilshire Area has been very fortunate to have the Melrose BID and its Security Ambassador Program as a partner to improve the quality of life along Melrose Avenue between Fairfax and Highland.

The Melrose BID performs invaluable services that augment our police patrols. Their Security Ambassador bicycle and foot patrols focus on quality of life issues, such as street-level homeless services coordination, and business-to-business communication through the Facebook Melrose Businesses Group. The Security Ambassador provides an important street presence, which is beneficial to business stakeholders and the LAPD.

In my opinion, the above Melrose BID services have enhanced the safety enjoyed by the commercial properties located within its boundaries. Working together we have achieved positive results. The work, however goes on.

The Melrose BID is an important partner to the LAPD and I support the renewal of the Melrose BID. Melrose Avenue commercial property owners should sign a petition and vote to renew the BID so our partnership continues.

Very truly yours,

ANTHONY ODDO, Captain  
Commanding Officer  
Wilshire Area

AN EQUAL EMPLOYMENT OPPORTUNITY EMPLOYER  
[www.LAPDOnline.org](http://www.LAPDOnline.org)  
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Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

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## Melrose BID News 1st Qtr 2018

2 messages

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**Donald Duckworth** <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>  
To: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

Mon, Mar 19, 2018 at 12:11 PM

Here it is...

---

 **Q1 2018 180319 Melrose BID Newsletter.pdf**  
3425K

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**Rita Moreno** <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
To: Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>

Tue, Mar 20, 2018 at 10:15 AM

Okay, thanks Don. I went through the electronic files to confirm what I'm missing:

2017  
2nd Quarter Report  
3rd Quarter Report  
4th Quarter Report

2nd Quarter Newsletter  
4th Quarter Newsletter

Thanks.

Rita

On Mon, Mar 19, 2018 at 12:11 PM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:  
Here it is...

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079





**IN THIS ISSUE**

LAPD Keeps An Eye on Melrose P.1  
 LAPD, Pt. 2 P.2  
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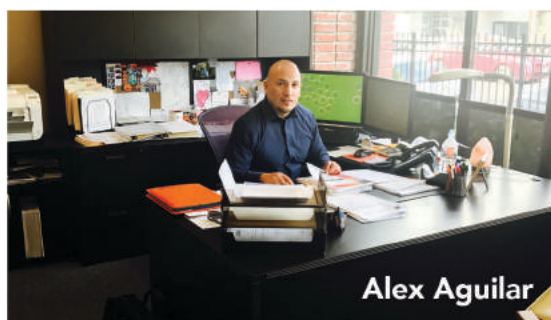
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CHARLIE BECK  
Chief of Police



P. O. Box 30158  
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Telephone: (213) 486-0150  
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Ref #: 6.4

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Mayor

January 31, 2018

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Commanding Officer  
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[www.joinLAPD.com](http://www.joinLAPD.com)



Rita Moreno <rita.moreno@lacity.org>

---

## Clerk Letter re Melrose BID 2019 Renewal Petitions

2 messages

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Fri, Mar 23, 2018 at 4:43 PM

Don,

The attached letter will also be sent via USPS. Please contact me with any questions or concerns.

Thanks.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



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 **2019 Renewal Letter re Petitions.pdf**  
398K

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Fri, Mar 23, 2018 at 7:30 PM

First batch of Melrose Petitions sent.

[Quoted text hidden]

HOLLY L. WOLCOTT  
CITY CLERK

City of Los Angeles  
CALIFORNIA

OFFICE OF THE  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER



NEIGHBORHOOD AND BUSINESS  
IMPROVEMENT DISTRICT DIVISION  
200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
(213) 978-1099  
FAX: (213) 978-1079

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

ERIC GARCETTI  
MAYOR

March 23, 2018

Donald Duckworth, Executive Director  
Melrose Business Improvement Association  
1934 Wilson Avenue  
Arcadia, CA 91006

**Re: RENEWAL OF THE MELROSE BUSINESS IMPROVEMENT DISTRICT**

Dear Mr. Duckworth:

We approved the final Management District Plan (MDP) and Engineer's Report (ER) on January 19, 2018, and authorized the circulation of the petition forms in support of renewing the Melrose Business Improvement District. Petition forms representing over 50 percent of the annual assessment are required in order to proceed with the Ordinance and balloting process. As of the date of this letter, we have not received the required petition forms, which jeopardizes your District's operations in 2019.

As discussed at the mandatory meetings held in September 2017, there are nine (9) Districts renewing for operations in 2019. It is imperative that we manage the workflow to meet State requirements within the confines of the City Council meeting calendar and the County Assessor's data submission deadline, for inclusion in the 2018/19 property tax rolls. This means we must receive the required petitions no later than April 23, 2018. Districts unable to meet the deadline will not be able to begin operations until January 2020.

Please submit completed and signed petition forms to your BID Analyst, Rita Moreno at [rita.moreno@lacity.org](mailto:rita.moreno@lacity.org), as soon as you receive them. Do not hold on to completed petition forms as Research Staff must confirm this information, which can delay the approval process.

If you have any questions regarding the renewal process, please contact Rita at (213) 978-1122.

Sincerely,

Shannon D. Hoppes, Executive Officer  
Office of the City Clerk

Enclosure

SDH:rm

c: Honorable Councilmember Koretz, District 5



Rita Moreno <rita.moreno@lacity.org>

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## Melrose BID Renewal Petitions - #1

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Fri, Mar 23, 2018 at 7:32 PM

Attached are Melrose BID Renewal petitions for your approval. Let me know as I can assist in any way. Thank you.



**Petitions to City #1 180323.pdf**  
2200K

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

DADES INC

| APN NUMBER | SITE ADDRESS      | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|-------------------|----------------------|------------|
| 5527023025 | DADES INC         | 1,590.34             | 0.28%      |
|            | 7662-7664 MELROSE |                      |            |
| TOTALS     |                   | 1,590.34             | 0.28%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

DADES INC

Property Owner's OR Duly Authorized Representative's  
Signature

Erika Lescavage

Title  
(Please Print or Type)

PROPERTY OWNER

Date

MARCH 8, 2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, ERIKA LESCavage, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3 / 8 / 2018. Petitioner Signature Erika Lescavage

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: SOLANA INDUSTRIES LLC

| APN NUMBER   | SITE ADDRESS      | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|-------------------|----------------------|------------|
| 5524-015-003 | 6824 MELROSE AVE. | \$5,454 45           | 95%        |
| TOTALS       |                   | \$5,454 45           | 95%        |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

TODD WEST / SOLANA INDUSTRIES LLC

Property Owner's OR Duly Authorized Representative's  
Signature

T. Todd West

Title  
(Please Print or Type)

OWNER

Date

3-4/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, TODD WEST, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 03 / 04 / 2018. Petitioner Signature: T. Todd West

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: JANCOS JULIUS AND VIVIAN TRUST JULIUS AND SUSAN JANCOS TRUST

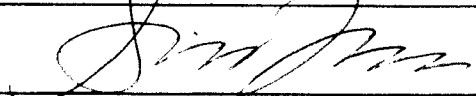
| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5526-019-001      | 7400 Melrose Ave.   | \$5,837.53                   | 1.02%             |
|                   |                     | <u>TOTALS</u>                |                   |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Susan Jancos

Property Owner's OR Duly Authorized Representative's  
Signature



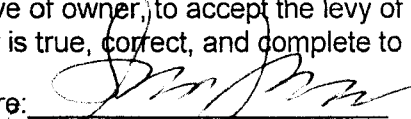
Title  
(Please Print or Type)

Owner

Date

3/1/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, Susan Jancos, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 03 / 02 / 2018. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER Kermani Benjamin

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5525012011 | 7257 Melrose Ave | 1,684.79             | .29%       |
|            |                  | TOTALS \$1,684.79    | .29%       |



YES, I want my property(ies) to be included in this Business Improvement District

Property Owner's Name  
(Please Print or Type)

Benjamin Kermani

Property Owners OR duly Authorized Representative's  
Signature

Benjamin Kermani

Title  
(Please Print or Type)

Owner

Date

2/28/18

**STATEMENT OF AUTHORITY AND SIGNATURE SECTION - (Must be completed by petitioner)**

I, Benjamin Kermani, hereby certify or declare, under penalty of perjury under the laws of the State of California that I am legally authorized as owner or legal representative of owner, to accept the levy of liens (assessment amount) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2-28-18. Petitioner Signature Benjamin Kermani

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO SECTION 36600 ET. SEQ. OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE.

LEAD OWNER Kerman, Benjamin

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 552501280  | 7259 Melrose Ave | 1,604.79             | 29%        |
| TOTALS     |                  | 1,604.79             | 29%        |

☒ YES I want my property(ies) to be included in this Business Improvement District

Property Owner's Name  
(Please Print or Type)

Benjamin Kerman

Property Owner's or duly Authorized Representative's

Signature

Benjamin Kerman

Title

(Please Print or Type)

Owner

Date

2/28/18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, Benjamin Kerman, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the assessment amounts on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2-28-18. Petitioner Signature Benjamin Kerman

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

7200  
~~7150~~ Melrose LLC

| APN NUMBER   | SITE ADDRESS                        | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|-------------------------------------|----------------------|------------|
| 5525-014-027 | 7200<br><del>7150</del> Melrose Ave | \$4,726.15           | .83%       |
| 5525-014-027 |                                     |                      |            |
| TOTALS       |                                     | \$4,726.15           | .83%       |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

7200 MELROSE LLC

Property Owner's OR Duly Authorized Representative's  
Signature

*Louis S. Work*

Title  
(Please Print or Type)

MANAGER

Date

2-25-18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Louis S. Work, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/25/18. Petitioner Signature: *Louis S. Work*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: VANKOWICH LEE D

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5526 018 001      | 7458 MELROSE AVE    | 1,495.67                     | .20               |
|                   |                     | <u>TOTALS</u>                | \$1,495.67 .26%   |

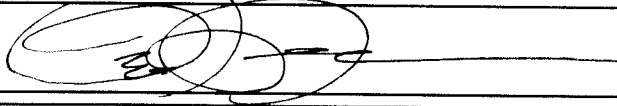


YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Lee D. Sankowich

Property Owner's OR Duly Authorized Representative's  
Signature



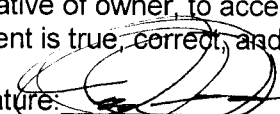
Title  
(Please Print or Type)

Owner

Date

February 22, 2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Lee Sankowich hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 21 / 2018. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: STUDIO UTILITY EMPLOYEES LOCAL 724

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5524 010001       | 6700 MELROSE AVE    | 4,290.54                     | .75 %             |
|                   |                     | <u>TOTALS</u>                | \$4,290.54 .75 %  |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Studio Utility Employees  
Local 724

Property Owner's OR Duly Authorized Representative's  
Signature

Alex Aguilera / Alex Aguilera

Title  
(Please Print or Type)

Business Manager

Date

2/26/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Alex Aguilera, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 26 / 18. Petitioner Signature: Alex Aguilera

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: SUNDAY LLC

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE    |
|------------|------------------|----------------------|---------------|
| 5526009003 | 7365 MELROSE AVE | 1,706.59             | 0.30          |
|            |                  | TOTALS               | 1,706.59 0.30 |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Sunday Properties LLC

Property Owner's OR Duly Authorized Representative's  
Signature

Barbara Beaton Dubey

Title  
(Please Print or Type)

Manager

Date

2/22/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Barbara Beaton Dubey hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 22 / 18. Petitioner Signature: Barbara Beaton Dubey

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

JUDITH K FEHER TR

| APN NUMBER | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|--------------|----------------------|------------|
| 5526038012 | 7325 MELROSE | \$4,654.33           | 0.81%      |
|            |              | TOTALS \$4,654.33    | 0.81%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

JUDITH K FEHER

Property Owner's OR Duly Authorized Representative's  
Signature

*Judith K Feher*

Title  
(Please Print or Type)

JUDITH K. FEHER

Date

2-21-2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, JUDITH K FEHER hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 02/21/2018. Petitioner Signature *Judith K Feher*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: ROSENTHAL ARLENE F TR ROSENTHAL FAMILY TR

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5526-010-024 | 7415 MELROSE | 1,962.76             | 0.34%      |
| TOTALS       |              | 1,962.76             | 0.34%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

\* Rosenthal Family Trust

Property Owner's OR Duly Authorized Representative's  
Signature

*[Signature]*

Title

(Please Print or Type)

Co-trustee

Date

2/23/18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, Fred Rosenthal/Leticia Slobody, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 21 23 18. Petitioner Signature *[Signature]*  
MON. H DAY YEAR

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: ETELKA M KREGLER TR

| APN NUMBER  | SITE ADDRESS          | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|-------------|-----------------------|----------------------|------------|
| 5525-04-034 | 7221 MELROSE (LALA'S) | \$2,697.95           | 0.47%      |
|             |                       | TOTALS \$2,697.95    | 0.47%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Etelka M. Kregler

Property Owner's OR Duly Authorized Representative's  
Signature

+ Etelka Kregler

Title  
(Please Print or Type)

SOLENT OWNER

Date

2-21-2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Etelka M. Kregler, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 21 / 2018. Petitioner Signature: Etelka Kregler

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

LALA'S

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: NEIMAN NORMAL L TR ET AL & NEIMAN FAMILY TRUST

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5524015002 | 6808 MELROSE AVE | 4,033.64             | .70%       |
|            |                  | TOTALS \$4,033.64    | .70%       |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Susan L Howell

Property Owner's OR Duly Authorized Representative's  
Signature

Susan L Howell

Title  
(Please Print or Type)

Property owner

Date

2/23/2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Susan L Howell, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/23/2018. Petitioner Signature: Sue Howell

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: WINETT KENNETH R TRUST

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5526 009 027      | 7377 MELROVE AVE    | 5,062.36                     | .88 %             |
| 5526 017 026      | 7519 MELROVE AVE    | 4,633.09                     | .81 %             |
| <u>TOTALS</u>     |                     | \$ 9,695.45                  | 1.69 %            |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

STACY WINETT / KENNETH WINETT

Property Owner's OR Duly Authorized Representative's  
Signature

Stacy H. Winett

Title  
(Please Print or Type)

OWNER

Date

2/23/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, STACY WINETT, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/23/2018. Petitioner Signature: Stacy H. Winett

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: Colabella Properties

| APN NUMBER   | SITE ADDRESS           | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|------------------------|----------------------|------------|
| 5526 009 025 | 7371, 7379 Melrose Ave | \$1,889.27           | .33%       |
| TOTALS       |                        | \$1,889.27           | .33%       |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

ANGELINA COLABELLA

Property Owner's OR Duly Authorized Representative's  
Signature

Angelina Colabella

Title  
(Please Print or Type)

Owner

Date

2 20 18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, ANGELINA COLABELLA, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 20 / 18. Petitioner Signature: Angelina Colabella

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: Rosetta Maimes Trust

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5527-025-003 | 7660 MELROSE | \$1,831.15           | 0.32%      |
|              |              | TOTALS \$1,831.15    | 0.32%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

ROSETTA MAIMES TRUST

Property Owner's OR Duly Authorized Representative's  
Signature

T. Michael Maimes

Title  
(Please Print or Type)

TRUSTEE

Date

2-15-18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Michael Maimes, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/15/18. Petitioner Signature: T. Michael Maimes

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: Korn Family B Trust

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE      |
|------------|------------------|----------------------|-----------------|
| 5524014022 | 6817 Melrose Ave | \$1,706.02           | .30%            |
|            |                  | TOTALS               | \$1,706.02 .30% |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Helen Korn

Property Owner's OR Duly Authorized Representative's  
Signature

*Martin Korn*

Title  
(Please Print or Type)

Manager Martin Korn

Date

Feb 15 2015

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, Martin Korn, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of Feb 15 2015. Petitioner Signature: *Martin Korn*

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 449 CANON LLC

| APN NUMBER | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|--------------|----------------------|------------|
| 5527008026 | 7721 MELROSE | \$4,072.65           | 0.71%      |
|            |              | TOTAL \$4,072.65     | 0.71%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Simon YOUNAI

Property Owner's OR Duly Authorized Representative's  
Signature

Sammy Younai

Title  
(Please Print or Type)

CEC

Date

Feb 9, 18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Simon YOUNAI, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2, 9, 18. Petitioner Signature Sammy Younai

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

YOUNAI

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO SECTION 66000 ET. SEQ. OF THE  
CALIFORNIA STREET AND HIGHWAYS CODE

WARRANT FOR 525 N. Melrose Ave

| WARRANT     | STREET ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|-------------|--------------------|----------------------|------------|
| 0525 N. MEL | 525 N. Melrose Ave | 1563.73              | 27%        |
|             |                    | 1214.8               | 27%        |

☒ I, John J. Williams, hereby certify that the properties to be included in this Business Improvement District

Property Owner's Name John J. Williams  
Please Print or Type

Property Owner's Authorized Representative's  
Signature John J. Williams

Title Owner  
Please Print or Type

Date 1/1/00

**STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO, BEING THE COUNTY OF ORIGIN**

I, John J. Williams, hereby certify and declare, under penalty of perjury under the laws of the State of California that I am legally authorized as owner or legal representative of owner to accept the value of and to assess and administer the properties listed above. This statement is true, correct, and complete to my best knowledge as of 1/1/00. Petitioner Signature John J. Williams

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED

Please Return To  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

**PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT**

ACCORDANT TO SEC. 51A 35401 ET. SEC. 51A 35402  
CALIFORNIA STREETS AND HIGHWAYS CODE

Address 1445 Melrose Ave 040

APN NUMBER

SITE ADDRESS

ASSESSMENT  
AMOUNT

PERCENTAGE

144512113

1445 Melrose Ave

\$1,914.18

33%

144512113

33%



I, PTSD want my property(ies) to be included in this Business Improvement District.

Property Owner's Name

Please Print or Type

1445 Melrose Ave

Signature of Authorized Representative of  
Signature

Title

Please Print or Type

Date

I, PTSD hereby certify and declare under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative or owner to accept the levy of the assessment amounts on the property(ies) stated above. This statement is true, correct, and complete to the best of my knowledge as of the date above.

Petitioner Signature

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PERMIT TO SECTION 36810 OF SPEC. OF THE  
CALIFORNIA STATE HIGHWAYS CODE

1942 8 20 5 23 6

cat

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Ventose Bio Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
METROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO SECTION 54600 ET. SEQ. OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE

OWNER 1534 WILSON AVENUE ARCADIA

| OWNER           | SITE ADDRESS    | ASSESSMENT<br>AMOUNT    | AMOUNT OF<br>CONTRIBUTION |
|-----------------|-----------------|-------------------------|---------------------------|
| 1534 WILSON AVE | 1534 WILSON AVE | \$2,397.49              | \$417                     |
|                 |                 | <u>TOTAL \$2,397.49</u> | <u>\$417</u>              |

I,                     , owner of the properties to be included in this Business Improvement District

Property Owner's Name  
Please Print or Type

Signature of the duly authorized representative  
Signature

Title  
Please Print or Type

Date

I,                     , hereby certify and declare under penalty of perjury under the laws of the State of California that I am legally authorized as owner or legal representative of owner to affect the levying and assessment of contributions on the properties listed above. This statement is true, correct, and accurate to the best of my knowledge as of                     . Petitioner's signature                     

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Metrose BID Stakeholders  
1534 Wilson Avenue  
Arcadia, CA 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: GROUNDINGS

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 552V-008-024      | 7307 MELROSE AVE    | 2,356.80                     | .41%              |
|                   |                     |                              |                   |
|                   |                     | <u>TOTALS</u>                |                   |
|                   |                     | \$ 2,356.80                  | .41%              |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

HEATHER DEMICHELE

Property Owner's OR Duly Authorized Representative's  
Signature

[Signature]

Title  
(Please Print or Type)

MANAGING DIRECTOR

Date

2/10/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, HEATHER DEMICHELE, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2, 10, 18. Petitioner Signature: [Signature]

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: GROUNDINGS CORPORATION

| APN NUMBER   | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE       |
|--------------|------------------|----------------------|------------------|
| 5525 013 027 | 7280 MELROSE AVE | 3,371.72             | .59              |
|              |                  | TOTALS               | \$ 3,371.72 .59% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

HEATHER de MICHAEL

Property Owner's OR Duly Authorized Representative's  
Signature

[Signature]

Title  
(Please Print or Type)

MANAGING DIRECTOR

Date

2/10/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, HEATHER de MICHAEL, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to

the best of my knowledge as of 2 / 10 / 18. Petitioner Signature: [Signature]

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

HERSON PROPERTIES LLC

| APN NUMBER | SITE ADDRESS  | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|---------------|----------------------|------------|
| 5526012024 | 7512 MELROSE- | \$ 2,202.53          | 0.38%      |
|            |               | TOTALS \$ 2,202.53   | 0.38%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

HERSON PROPERTIES Michael Herson

Property Owner's OR Duly Authorized Representative's  
Signature

[Signature]

Title  
(Please Print or Type)

CEO

Date

2-7-18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Michael Herson, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2-17-2018. Petitioner Signature: [Signature]

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 6614 MELROSE PARTNERS LLC (SEAN NASSERI)

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE      |
|------------|------------------|----------------------|-----------------|
| 5524017002 | 6614 MELROSE AVE | 2,167.57             | .38%            |
|            |                  | TOTALS               | \$2,167.57 .38% |




YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

6614 Melrose Partners LLC

Property Owner's OR Duly Authorized Representative's  
Signature



Title  
(Please Print or Type)

Owner

Date

2/05/2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Sean Nasser, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 05 / 2018. Petitioner Signature: Sean Nasser

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 6620 MELROSE LLC (SEAN NASSERI)

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5524017019        | 6620 MELROSE AVE    | 2,328.25                     | .41%              |
|                   |                     | <u>TOTALS</u>                | \$ 2,328.25 .41%  |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

6620 Melrose LLC (Sean Nasser) i

Property Owner's OR Duly Authorized Representative's  
Signature

*[Signature]*

Title  
(Please Print or Type)

Owner

Date

2/5/2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Sean Nasser, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 05 / 2018. Petitioner Signature: *[Signature]*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: MELHAM LLC (BOLOUR)

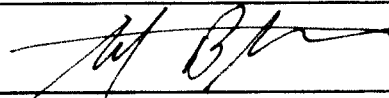
| APN NUMBER   | SITE ADDRESS        | ASSESSMENT<br>AMOUNT | PERCENTAGE       |
|--------------|---------------------|----------------------|------------------|
| SS24 017 001 | 641 N. HIGHLAND AVE | 8,197.51             | 1.43%            |
|              |                     | TOTALS               | \$8,197.51 1.43% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Melham, LLC

Property Owner's OR Duly Authorized Representative's  
Signature



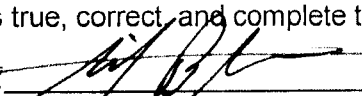
Title  
(Please Print or Type)

Manager

Date

2-5-18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Michel Bolour, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 02/05/2018. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: BOYD MELROSE LLC

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5524017020        | 6624 MELROSE AVE    | 2,992.07                     | .52%              |
|                   |                     | <u>TOTALS</u>                |                   |
|                   |                     | \$2,999.07                   | .52%              |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

BOYD MELROSE

Property Owner's OR Duly Authorized Representative's  
Signature

Boyd Melrose

Title  
(Please Print or Type)

PRESIDENT

Date

2.2.18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Boyd Melrose, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/2/18. Petitioner Signature: Boyd Melrose

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: MELROSE ANDREW ET AL

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5526018024        | 7474 MELROSE AVE    | 4,560.12                     | .80%              |
|                   | 7472                |                              |                   |
|                   | 7476                |                              |                   |
| <u>TOTALS</u>     |                     | \$ 4,560.12                  | .80%              |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Melgard, LLC

Property Owner's OR Duly Authorized Representative's  
Signature

Andrew Meselson

Title  
(Please Print or Type)

Managing Partner

Date

2/1/2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Andrew Meselson, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 1 / 2018. Petitioner Signature: Andrew Meselson

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: HAKAKIAN SOLEIMAN TRUST HAKAKIAN FAMILY TRUST

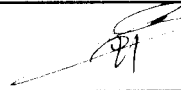
| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| SS20 009 031      | 7351 MELROSE AVE    | 4,475.55                     | .78               |
|                   |                     | <u>TOTALS</u>                | \$ 4,475.55 .78%  |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

SOLEIMAN HAKAKIAN

Property Owner's OR Duly Authorized Representative's  
Signature




Title  
(Please Print or Type)

owner

Date

2-1-2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, SOLEIMAN HAKAKIAN, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 1 / 2018. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: HAKAKIAN SOLEIMAN AND SHAHLA AND REFOUA MOIS

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5525 014 010      | 7120 MELROSE AVE    | 3,781.51                     | .66%              |
|                   |                     | <u>TOTALS</u>                | \$ 3,781.51 .66%  |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

SOLEIMAN HAKAKIAN

Property Owner's OR Duly Authorized Representative's  
Signature

Title  
(Please Print or Type)

owner

Date

2-1-2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, SOLEIMAN HAKAKIAN, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 1 / 2018. Petitioner Signature: \_\_\_\_\_

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: HAKAKIAN ALON TRUST N HAKAKIAN TRUST

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5525-014-004      | 7214 MELROSE AVE    | 1,756.41                     | .31               |
|                   |                     | <u>TOTALS</u>                | \$1,756.41 .31%   |

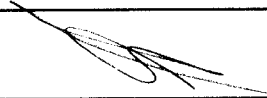


YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Alon Hakakian

Property Owner's OR Duly Authorized Representative's  
Signature



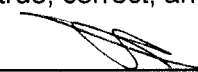
Title  
(Please Print or Type)

Trustor

Date

2 - 1 - 18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Alon Hakakian, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 1 / 18. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

# PETITION TO ESTABLISH THE MELROSE BID BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: FITCH PROPERTIES LP

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5526014025 | 7564 MELROSE AVE | 1,839.45             | .32 %      |
| 5526014029 | 7580 MELROSE AVE | 4,613.11             | .81 %      |
|            |                  | TOTALS \$6,452.56    | 1.13 %     |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

*Fitch Properties*

Property Owner's OR Duly Authorized Representative's  
Signature

*[Signature]*

Title  
(Please Print or Type)

*Mgr*

Date

*2-1-18*

## STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, LAURA APALCO, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/1/18. Petitioner Signature: *[Signature]*

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
 Melrose BID Stakeholders  
 1934 Wilson Avenue  
 Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: BLITZ RICHARD COMPANY TRUST BLITZ FAMILY TRUST

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5520 013 002      | 7555 MELROVE AVE    | 1,894.67                     | .33               |
|                   |                     | <u>TOTALS</u>                | \$1,894.67 .33%   |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Blitz Richard Company Trust

Property Owner's OR Duly Authorized Representative's  
Signature

2/4/18 [Signature]

Title  
(Please Print or Type)

owner

Date

2/4/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Blitz Trust, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 4 / 18. Petitioner Signature: [Signature]

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

# PETITION TO ESTABLISH THE MELROSE BID BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: BLITZ RICHARD AND MELINDA TRUST BLITZ FAMILY TRUST

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5526 011 014      | 7461 MELROSE AVE    | 1,680.61                     | .29%              |
|                   |                     | <u>TOTALS</u>                | \$1,680.61 .29%   |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Richard and Melinda Blitz

Property Owner's OR Duly Authorized Representative's  
Signature

[Signature]

Title  
(Please Print or Type)

Owner

Date

2/14/18

## STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Blitz Trust, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/14/18. Petitioner Signature: Blitz Trust

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
 Melrose BID Stakeholders  
 1934 Wilson Avenue  
 Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: WEINTRAUB DENIS M AND SYLVIA TRUST WEINTRAUB FAMILY TRUST

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5526 DIS 028      | 7600 MELROSE AVE    | 6,344.43                     | 1.11%             |
|                   |                     | <u>TOTALS</u>                | \$6,344.43 1.11%  |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Sylvia Weintraub

Property Owner's OR Duly Authorized Representative's  
Signature

Sylvia Weintraub

Title  
(Please Print or Type)

owner

Date

2-1-2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Sylvia Weintraub, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/1/2018. Petitioner Signature: Sylvia Weintraub

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: BLUM JEAN J TRUST JEAN J BLUM TRUST

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE        |
|------------|------------------|----------------------|-------------------|
| 5527010011 | 7811 MELROSE AVE | \$ 2,013.85          | .35 %             |
|            |                  | TOTALS               | \$ 2,013.85 .35 % |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

WARREN I. Blum

Property Owner's OR Duly Authorized Representative's  
Signature

W. I. Blum

Title  
(Please Print or Type)

OWNER

Date

2/1/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, WARREN I. Blum, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/1/18. Petitioner Signature: W. I. Blum

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: HOPE LUTHERAN CHURCH INC

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE       |
|------------|------------------|----------------------|------------------|
| 5524016020 | 6720 MELROSE AVE | 7,002.23             | 1.22%            |
|            |                  | TOTALS               | \$7,002.23 1.22% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

MARK RASBACH

Property Owner's OR Duly Authorized Representative's  
Signature

*Mark Rasbach*

Title  
(Please Print or Type)

Pastor, Hope Lutheran Church

Date

*Pastor Mark Rasbach*

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, MARK RASBACH, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 1 / 18. Petitioner Signature: *Mark Rasbach*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

# PETITION TO ESTABLISH THE MELROSE BID BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: MELROSE CROSSING LLC

| APN NUMBER    | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE    |
|---------------|------------------|----------------------|---------------|
| 5525017011    | 7024 MELROSE AVE | 11,148.60            | 1.95 %        |
| 5525017019    | 7000 MELROSE AVE | 5,686.77             | .99 %         |
| <b>TOTALS</b> |                  | <b>16,835.37</b>     | <b>2.94 %</b> |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

MELROSE CROSSING LLC

Property Owner's OR Duly Authorized Representative's  
Signature

[Signature]

Title  
(Please Print or Type)

MANAGER

Date

2/1/2018

## STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, DANIEL PARASKE, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/1/2018 Petitioner Signature: [Signature]

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
 Melrose BID Stakeholders  
 1934 Wilson Avenue  
 Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: FADLON CARMELA ET AL

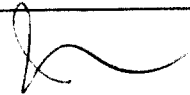
| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5526020004        | 7364 MELROSE AVE    | 1,882.63                     | .33               |
|                   |                     | <u>TOTALS</u>                |                   |
|                   |                     | \$1,882.63                   | .33%              |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

ISACK Fadlon

Property Owner's OR Duly Authorized Representative's  
Signature



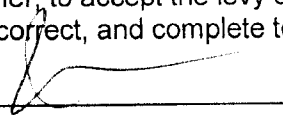
Title  
(Please Print or Type)

Partner

Date

1/31/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, ISACK Fadlon, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 1/31/2018. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: FADLON ASHER AND CARMELA

| APN NUMBER   | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|------------------|----------------------|------------|
| 5525 015 002 | 7160 MELROSE AVE | 1,922.49             | .34%       |
| 5527 009-026 | 7751 MELROSE AVE | 2,608.69             | .46%       |
| TOTALS       |                  | \$4,531.18           | .80%       |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Carmela Fadlon

Property Owner's OR Duly Authorized Representative's  
Signature

Carmela Fadlon

Title  
(Please Print or Type)

Prop owner

Date

1/31/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Carmela Fadlon, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 1/31/18. Petitioner Signature: Carmela Fadlon

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Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: FADLON IWACK

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5527009012        | 7765 MELROSE AVE    | 1,154.52                     | .20%              |
| 5527009013        | 7761 MELROSE AVE    | 2,799.26                     | .49%              |
| <u>TOTALS</u>     |                     | 3,953.78                     | .69%              |

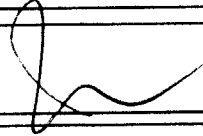


YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

ISACK Fadlon

Property Owner's OR Duly Authorized Representative's  
Signature



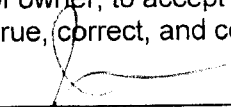
Title  
(Please Print or Type)

Partner

Date

1/31/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, ISACK Fadlon, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 1/31/18. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: L B L DEVELOPMENT COMPANY

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5526 012 030      | 7501 MELROVE AVE.   | 3,401.89                     | .59               |
|                   |                     | <u>TOTALS</u>                | \$ 3,401.89 .59%  |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

DANIEL H. LAIDMAN

Property Owner's OR Duly Authorized Representative's  
Signature

*Daniel H. Laidman*

Title  
(Please Print or Type)

GENERAL PARTNER

Date

2/1/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, DANIEL LAIDMAN, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2 / 1 / 18. Petitioner Signature: *Daniel H. Laidman*

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Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006



Rita Moreno <rita.moreno@lacity.org>

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## Melrose BID Petitions to City for Approval #2

2 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Fri, Mar 30, 2018 at 4:46 PM

To: Rita Moreno <rita.moreno@lacity.org>

Cc: Mario Montez <mario.montez@lacity.org>

Attached are 13 more Petitions for renewal of the Melrose BID. Let me know as we may assist further in any way.



**Petitions to City #2 180330.pdf**  
655K

---

**Rita Moreno** <rita.moreno@lacity.org>

Fri, Mar 30, 2018 at 5:03 PM

To: Donald Duckworth <duckworth.donald@gmail.com>

Cc: Mario Montez <mario.montez@lacity.org>

Great, thanks Don!

On Fri, Mar 30, 2018 at 4:46 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Attached are 13 more Petitions for renewal of the Melrose BID. Let me know as we may assist further in any way.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: CHEF JOSETTE AT NORMANDIE LLC

| APN NUMBER   | SITE ADDRESS            | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|-------------------------|----------------------|------------|
| 5527-007-001 | 7653 MELROSE            | \$3,470.31           | 0.61%      |
|              | NEW OWNER DINK DECEASED |                      |            |
| TOTALS       |                         | \$3,470.31           | 0.61%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

JOSETTE LE BLOND

Property Owner's OR Duly Authorized Representative's  
Signature



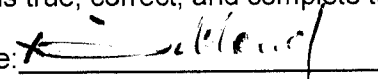
Title  
(Please Print or Type)

PROPERTY OWNER

Date

3/7/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, JOSETTE LE BLOND, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3 / 7 / 2018. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

JOSETTE

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER LEHMAN, MIKE M AND DZUNG AND LE DUK H

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5526011025 | 7453 MELROSE AVE | 1,995.12             | 35%        |
| TOTALS     |                  | \$1,995.12           | 35%        |

☒ YES I want my property(ies) to be included in this Business Improvement District

Property Owner's Name  
(Please Print or Type)

Property Owner (or Prop. Authorized Representative)  
Signature

Title  
(Please Print or Type)

Date

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, \_\_\_\_\_ hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of \_\_\_\_\_.

Petitioner Signature X

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 7650 MELROSE LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE       |
|--------------|--------------|----------------------|------------------|
| 5527-023-029 | 7650 MELROSE | \$6,154.91           | 1.07%            |
|              |              | TOTALS               | \$6,154.91 1.07% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

7650 Melrose LLC

Property Owner's OR Duly Authorized Representative's  
Signature

*Jennifer L Johnson*

Title  
(Please Print or Type)

Duly Authorized Representative

Date

03/21/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, Jennifer Johnson, hereby certify (or declare) under penalty of perjury under the laws of the  
State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of  
liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to  
the best of my knowledge as of 03 / 21 / 18. Petitioner Signature: *Jennifer L Johnson*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

Urban  
Outfitters

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: ROSSETTO INVESTMENTS LLC

| APN NUMBER | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE     |
|------------|--------------|----------------------|----------------|
| 552707024  | 7769 MELROSE | 2,591.68             | 0.45%          |
|            |              | TOTALS               | 2,591.68 0.45% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type) ANDREA ROSSETTO

Property Owner's OR Duly Authorized Representative's  
Signature X [Signature]

Title  
(Please Print or Type) MEMBER

Date 3-14-2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petitioner)**

I, ANDREA ROSSETTO, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 03 / 14 / 2018 Petitioner Signature: X [Signature]

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: GTL ROBERTSON PROPERTIES LLC  
(AMERICAN AIRLINE)

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE       |
|------------|------------------|----------------------|------------------|
| 5527022027 | 7720 MELROSE AVE | 4,787.72             | .84              |
|            |                  | TOTALS               | \$4,787.72 .84 % |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

GTL Robertson Properties, LLC

Property Owner's OR Duly Authorized Representative's  
Signature



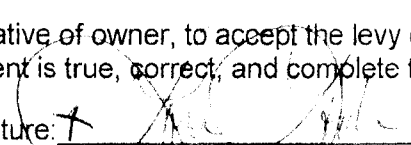
Title  
(Please Print or Type)

MANAGER

Date

3/9/14

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Lori Guden, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3/9/14. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: K9 MELROSE PROPERTIES LLC

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u>      |
|-------------------|---------------------|------------------------------|------------------------|
| 5527022020        | 7714 MELROSE AVE    | 1,350.20                     | .24%                   |
|                   |                     | <b>TOTALS</b>                | <b>\$1,350.20 .24%</b> |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

K-G Melrose Properties LLC

Property Owner's OR Duly Authorized Representative's  
Signature

*[Signature]*

Title  
(Please Print or Type)

Manager

Date

3/9/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Leif Gordon, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3/9/18. Petitioner Signature: *[Signature]*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: KG MELROSE PROPERTIES LLC

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5527 022 002      | 7708 MELROSE AVE    | 904.54                       | .16%              |
| 5527 022 025      | 7710 MELROSE AVE    | 1,152.99                     | .20%              |
| TOTALS            |                     | \$2,057.53                   | .36%              |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

K G Melrose Properties, LLC

Property Owner's OR Duly Authorized Representative's  
Signature

Lori Gordon

Title  
(Please Print or Type)

Manager

Date

3/9/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, LORI GORDON, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3/9/18. Petitioner Signature Lori Gordon

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: OPENSHAW DOROTHY A EXEC OPENSHAW ROLON W DECEASED  
OF ESTATE

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5524013031 | 6703 MELROVE AVE | 3,484.60             | .61 %      |
| TOTALS     |                  | \$ 3,484.60          | .61 %      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

DOROTHY OPENSHAW

Property Owner's OR Duly Authorized Representative's  
Signature

*Dorothy Openshaw*

Title  
(Please Print or Type)

TRUSTEE

Date

3-9-2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, DOROTHY OPENSHAW, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3 / 9 / 2018. Petitioner Signature: *Dorothy Openshaw*

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: GAZIN LIVING TRUST...

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5524013023 | 6715 MELROSE AVE | 1,792.49             | .31 %      |
| 5524013024 | 6711 MELROSE AVE | 1,463.90             | .26 %      |
| TOTALS     |                  | 3,256.39             | .57 %      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

GAZIN LIVING TRUST

Property Owner's OR Duly Authorized Representative's  
Signature



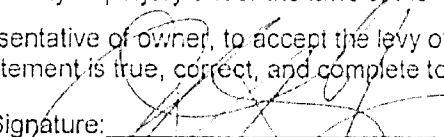
Title  
(Please Print or Type)

MICHAEL H. GAZIN, CO-TRUSTEE

Date

2/12/2018

STATEMENT OF AUTHORITY TO SIGN THIS PETITION (Must be completed by a person signed)

I, MICHAEL H. GAZIN, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 02/12/2018. Petitioner Signature: 

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: CHICHA PHILIPPE AND ROBERT

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5525 013 003      | 7266 MELROVE AVE    | 1,756.41                     | .31%              |
| 5525 013 004      | 7268 MELROVE AVE    | 2,339.33                     | .41%              |
| <u>TOTALS</u>     |                     | \$4095.74                    | .72%              |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Philippe Chicha

Property Owner's OR Duly Authorized Representative's  
Signature

*[Signature]*

Title  
(Please Print or Type)

PROPERTY OWNER

Date

3 26 18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Philippe Chicha, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3 1 26 18. Petitioner Signature: *[Signature]*

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: CHICHA PHILIPPE AND CHICHA ROBERTUS

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5527007021        | 7665 MELROSE AVE.   | 1,801.55                     | .31%              |
|                   |                     | TOTALS                       | \$1,801.55 .31%   |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Philippe Chicha

Property Owner's OR Duly Authorized Representative's  
Signature

Philippe Chicha

Title  
(Please Print or Type)

PROPERTY OWNER

Date

3 20 18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Philippe Chicha, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3 1 2018. Petitioner Signature: Philippe Chicha

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: MELROSE BID DISTRICT

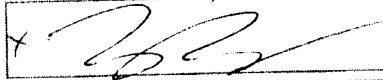
| APN NUMBER | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE       |
|------------|--------------|----------------------|------------------|
| 5524021001 | 7300 MELROSE | \$4,435.22           | 0.77%            |
|            |              | TOTALS               | \$4,435.22 0.77% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Zachary Zalben

Property Owner's OR Duly Authorized Representative's  
Signature



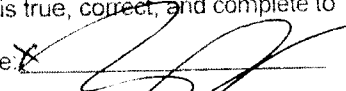
Title  
(Please Print or Type)

Manager

Date

2-26-18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Zachary Zalben hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 2/26/18 Petitioner Signature 

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

ZALBEN

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: MELROSE RENTALS LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE     |
|--------------|--------------|----------------------|----------------|
| 5526-015-025 | 7614 MELROSE | 1,570.34             | 0.28%          |
|              |              | <u>TOTALS</u>        | 1,570.34 0.28% |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Melrose Rentals LLC

Property Owner's OR Duly Authorized Representative's  
Signature

X Diane Petrula

Title  
(Please Print or Type)

Manager

Date

22 March 2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Diane Petrula, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 03 / 22 / 2018. Petitioner Signature: X Diane Petrula

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006



Rita Moreno <rita.moreno@lacity.org>

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## Westchester Center BID Invoice

4 messages

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Fri, Mar 30, 2018 at 3:46 PM

Hi Don,

I submitted the invoice along with the transmittals (this is a new requirement to include with invoices so that Accounting can confirm amounts).

FYI: I'm missing the newsletter for the 1st quarter, so I hope it doesn't get kicked back. Send to me via email asap.

Thanks and enjoy the weekend.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Fri, Mar 30, 2018 at 5:48 PM

Attached is BID News for 1st Quarter...

[Quoted text hidden]



**Handout Isn't Helping Final Final to RM.pdf**  
459K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Fri, Mar 30, 2018 at 5:51 PM

Got it, thanks!

[Quoted text hidden]

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**Donald Duckworth** <duckworth.donald@gmail.com>

Fri, Mar 30, 2018 at 6:00 PM

To: Rita Moreno <rita.moreno@lacity.org>

Great. Thank you.

[Quoted text hidden]



# SPARE CHANGE DOESN'T MAKE REAL CHANGE

We have all encountered homeless individuals on the streets asking for money or food, or sleeping in our alleys and doorways. What is the best thing we can do for a person that truly needs help?

When we give the money they are asking for we are, at best, providing short-term relief to their long-term condition of homelessness.

"Homeless individuals are entitled to dignity," said Don Duckworth, Executive Director, Westchester Town Center Business Improvement Association, "but they must be linked-up with expert staff who can break the cycle and get them off the streets permanently. Giving them food or money does not solve anything long-term, and often creates more of a problem than helping, experts say."

In the long run, giving money to a homeless person enables that person to

stay on the street day-to-day and gives them no reason to leave. Think about the numbers: if a homeless person could regularly expect handouts of \$50 a day in cash, their weekly income would be about \$350, or \$1400 a month. In a year, that adds up to \$16,800! But are the streets a healthy place to live?

Recent studies indicate that six out of ten homeless respondents admit to problems with alcohol or drugs and actual numbers could be even higher. Homeless individuals usually have no way to save their money, so they're incentivized to spend most of their day's earnings quickly. This creates a tendency to spend on short-term relief, rather than long-term needs, which can feed a dependency on drugs and alcohol.

Instead of handing out money, sometimes the better way to help a homeless person is simply to talk to

them. As the homeless person begins to build trust and a link to the community, they might gain interest in services that could help them get off the streets permanently. There are organizations you can refer them to, or call on their behalf.

Another way to help is to donate the money you might have given to a homeless person to one of these organizations. Still another way is to volunteer with such a group.

Lastly, if you encounter a homeless person in the streets or alleys of the Westchester Town Center Business Improvement District, call Steve Rhodes, our Security Ambassador, at 310.529.7334. He has the resources available to provide the homeless with constructive remedial options.

**NOTE: Adapted from an original prepared by Rudy Salinas, PATH Outreach Director.**



**[www.WestchesterTownCenter.com](http://www.WestchesterTownCenter.com)**



Rita Moreno <rita.moreno@lacity.org>

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## Workers Comp Wavier Request 2018

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Apr 5, 2018 at 2:45 PM

Per your request, please see the attached document for your files. Let me know as we can assist further.



**Workers Comp Wavier Request 180405.pdf**  
47K

City of Los Angeles  
**Request for Waiver**  
Workers' Compensation Insurance Requirement

**Business**

Legal Name: Melrose Business Improvement Association

Address: 1934 Wilson Avenue  
Los Angeles, CA 91006

Legal Form ☐ Sole Proprietor ☐ Limited Partnership ☐ General Partnership ☒ Corporation  
☐ Business Trust ☐ Limited Liability Company ☐ Other: \_\_\_\_\_

Contact Person (Name and Telephone): Donald Duckworth (818) 515-2159

**City Reference**

City Agency Office of the City Clerk Contact Name/Telephone Rita Moreno (213) 978-1122

Document Reference: C-123632 Any work performed on City Premises? ☐ Yes ☒ No  
(bid, contract, job no., location, etc.)

Nature of work to be performed for City: Administration of Melrose Business Improvement District

**Declaration:**

With respect to the above-mentioned business, I hereby warrant that the business has no employees other than the owners, officers, directors, partners or other principals who have elected to be exempt from Worker's Compensation coverage in accordance with California law. I further warrant that I understand the requirements of Section 3700 et seq. of the California Labor Code with respect to providing Worker's Compensation coverage for any employees of the above mentioned business. I agree to comply with the code requirements and all other applicable laws and regulations regarding workers compensation, payroll taxes, FICA and tax withholding and similar employment issues. I further agree to hold the City of Los Angeles harmless from loss or liability which may arise from the failure of the above-mentioned business to comply with any such laws or regulations. I therefore request that the City of Los Angeles waive its requirement for evidence of Workers' Compensation insurance in connection with the above-referenced work.

Signature

  
\_\_\_\_\_  
Owner, Officer, Director, Partnership or other Principal

**Risk Management Approval:**

Executive Director

Title

4/5/18

Date



Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

---

## Insurance Certificate for Melrose Business Improvement Assn

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**Donald Duckworth** <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>  
To: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

Thu, Apr 5, 2018 at 3:55 PM

ty

On Thu, Apr 5, 2018 at 3:53 PM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:  
Got it.

On Thu, Apr 5, 2018 at 3:50 PM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:  
You guys are awesome! Confirmation received before I could finish my apple! Thank you!!

On Thu, Apr 5, 2018 at 3:23 PM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:  
The insurance certificate for the Melrose BID has NOT yet been filed at Track4LA. Everything should be in order.  
Can you have the appropriate filings made asap so the BID funding can be released?

Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079





Rita Moreno <rita.moreno@lacity.org>

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## Melrose BID Newsletter

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Mon, Apr 9, 2018 at 8:28 AM

Good Morning All...

How does Melrose look as compared to neighboring areas? See the details about the BID Security Ambassador's assist in arresting a Melrose arsonist. Join Iris Sela's push for a new crosswalk or flashing signal Melrose & Vista.

See all of the details in the attached Melrose BID Newsletter.

As always, please let me know your thoughts.



**Q2 2018 Newsletter 180406.pdf**  
8530K

**IN THIS ISSUE**

President's Message P.1  
 To Catch an Arsonist P.2  
 No Need For Speed P.3  
 Testimonials P.4

Example of street trash in other retail areas  
 (Beverly & Curson)

**BID INFO****Board of Directors:**

Denis Weintraub, President  
 Sylvia Weintraub, Secretary  
 Julian Chicha, Treasurer  
 Pierson Blaetz, Greenway Arts Alliance  
 Isack Fadlon, Board Member  
 Daniel Farasat, Board Member  
 Fred Rosenthal, Board Member

**Staff:**

Donald Duckworth, Executive Director  
 Kim Sudhalter, Marketing Director  
 CleanStreet, Streetscape Clean-Up

**Meetings:**

BID Board Meetings: 10am on the 2nd  
 Friday of the month. Hope Lutheran  
 Church, 6720 Melrose

**Resources:**

**BID Office:** 323.525.0840  
**BID Email:** duckworth.donald@gmail.com  
**LAPD:** SLO Inga Wecker  
 (213) 793-0708, 37580@lapd.lacity.org  
**BID Security Ambassador:**  
 Riley Sherwood, 818.405.2615,  
 MelroseBIDAmbassador@gmail.com  
**Graffiti Removal & Sidewalk Cleaning:**  
 Contact the BID  
**Councilmember Paul Koretz:**  
 Robert Oliver, Field Deputy  
 323.866.1828, robert.oliver@lacity.org

**PRESIDENT'S MESSAGE**

My wife, Sylvia, and I were out driving around the other day and had an opportunity to reflect on how great the Melrose Avenue BID area looked in comparison to other parts of the city.

Frankly, the impact of our Melrose BID services is dramatic. The Melrose BID makes an on-going effort to extend services to the homeless individuals that wander our way and, as a result, we don't have the extensive sidewalk encampments that characterize neighboring areas.

The Melrose BID Security Ambassador works 5 days per week, 8 hours per day to protect our valuable business environment. Because this service has been so well received by Melrose business and property owners, it will be extended to 7 days a week beginning January 1, 2019, after BID renewal.

We also noticed how clean and debris-free Melrose is in comparison to other nearby retail streets (see photo, left). The Melrose BID's streetscape vendor, CleanStreet, makes sure that Melrose Ave is "ready for business" at all times, which is one of the most important things a Business Improvement District can do.

We want to applaud all of you, the property owners on Melrose, that have been so instrumental in making a difference on the street we all love so much. But we also would like to urge you to approve the renewal of the BID. The continuation of the BID's services, from clean and safe to marketing, is key to our future success, especially in this time of escalating homeless conditions, rising crime and overwhelmed city services. Thanks again for all of your hard work and support and here's to more success in our future.

~ Deny Weintraub  
 President, Melrose BID Board

Thanks to the sharp eye of Riley Sherwood, the BID's Security Ambassador, a serial arsonist on Melrose was located and arrested.



The City of Los Angeles recently launched **RecycLA**, a public-private partnership that was intended to offer customer-friendly and efficient waste and recycling services to commercial and industrial businesses. Unfortunately, since the program went into effect, customers have complained about astronomical fee hikes and terrible service.

**Athens Services** is managing recycling and waste services for the Melrose area. BID Executive Director, Don Duckworth, recently met with their District Affairs Manager to discuss problems property owners are having with service. Athens will be meeting with the Board and then scheduling a series of public meetings in the coming months to outline ways to resolve issues. We will keep you posted on dates, times & locations.

## TO CATCH AN ARSONIST

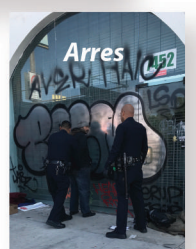
On Monday, March 26, Melrose BID Security Ambassador, Riley Sherwood, got a call that a trash can was on fire in the alley behind the Groundlings Theatre. After the LAFD extinguished the fire, Riley reviewed the Groundlings' security tapes. The footage showed a man walking up to the trash can, pouring some kind of liquid on it, setting the fire and walking away. The trash can was enflamed in about five minutes and the fire department came shortly thereafter.

Armed with the images, Riley set out to find the arsonist. He rode his bike throughout the district, but didn't see anyone matching the suspect's description. Two days later, Riley received another call of a fire behind The Parlor. This one was bigger than the Groundlings fire and started climbing up their wall. Thankfully, the fire department

was able to get there in time and put this one out as well.

The following week, Riley was riding his bike around Melrose, still keeping an eye out for the suspect, and suddenly spotted the purple suitcase the man had been carrying. He was sleeping in front of a business on Melrose, next to the suitcase. Riley got closer, confirmed it was indeed the suspect and immediately called LAPD who promptly came out and arrested him.

Without the BID, and our security team, these fires, which were set in broad daylight, could have quickly destroyed businesses and properties. And without Riley's presence and vigilance, the perpetrator would never have been caught. The continued safety of our area is essential to attracting and keeping good tenants and customers.



On January 1, a suspected DUI driver blew a stop sign, causing a car crash with an Uber that sent one vehicle careening into the building at the corner of Melrose & Vista.



## NO NEED FOR SPEED

Recently, Melrose made the news, not once, but twice, when speeding automobiles jumped curbs and crashed into buildings. At 6am on New Year's Day, six people were injured, three critically, after a suspected DUI driver blew a stop sign at Vista, causing a car crash with an Uber that sent one vehicle careening into 7450 Melrose Ave.

And on Wednesday December 13, 2017, a woman in an SUV was involved in a violent crash with a BMW on Melrose Avenue and Alta Vista Boulevard, where her car flipped over before slamming into 7250 Melrose. The wreck occurred around 1:30 a.m. The incident allegedly started as a hit-and-run, when the woman was followed by a vehicle that she hit earlier near Highland Avenue and Santa Monica Boulevard.

Melrose property owner \*Iris has been on Melrose for over 25 years. From going to Fairfax High to running a business on Melrose, to owning a building at the corner of Melrose and Vista, she's seen it all. And, unfortunately, over the years, that includes a lot of accidents. Now, she's on a mission to try and get either a crosswalk or flashing lights installed at the intersection of Melrose and Vista St.

"Throughout the years, there have been many car accidents at the intersection of Melrose Ave & Vista," said Iris. "People don't want to have to walk blocks and blocks to get to the light. They cross in the middle of the street and it's dangerous."

"People come to Melrose to enjoy themselves, whether it's to shop, have dinner, go drinking or whatever," she continued. "They want to enjoy life, and feel safe. It's our job to protect them and find a way to slow down traffic so they can cross safely."

To that end Iris has drafted a petition that visitors and residents alike can sign to bring attention to the situation. Visit [www.change.org](http://www.change.org) and search for "Melrose Ave @ Vista St." She asks if you can join the 232 people who have already signed, and help get her to 500.

"A flashing light or cross walk could minimize the casualties or even prevent them," she concluded. "If the two recent accidents had happened in the middle of the day, the outcome would have been much worse. Traffic needs to be slowed down for everyone's safety."



Coverage of Dec. 13, 2017 accident



The property owner of the Lawson-Fenning building requested an additional street tree in front of his building. The BID planted a city-approved tree in accordance with the strategic action plan for the "Melrose Design District" area. The new tree minimizes root vs. sidewalk problems, optimizes the aesthetic impacts of shade and avoids consumer site view obstruction.



*"Thanks again for all of the help and support...It's definitely kept us in business by ensuring a safer, cleaner tourist destination."*

*~ Mike Shand  
Love Baked Wings*

## Love Baked Wings

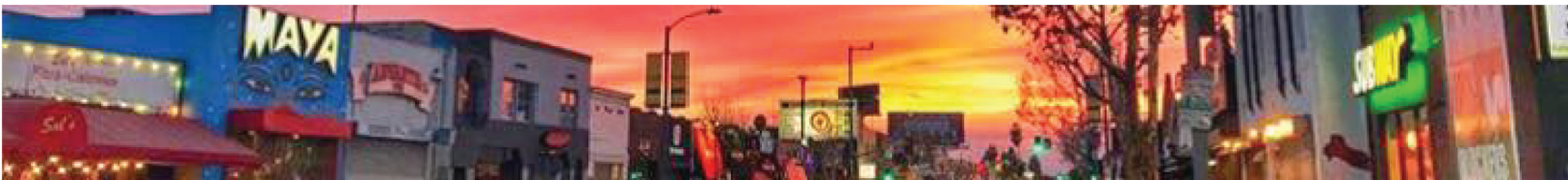
"Thank you, Don, for all your help in the last two years. Both you and Kim have made some of the tougher aspects of the forever changing nature of Melrose more manageable.

The increase in police presence that your team initiated has been the most important factor in dealing with the up-tick in drug use, theft, street gambling and vandalism that has been affecting business around here for everyone. Riley, the Melrose Security Ambassador helps us at least once a week with homeless problems, violence, crime and drug

users. The graffiti removal team was there the next morning when we called and have been so quick to respond lately, helping us keep the store clean and not bothering our landlord.

Thanks again for all of the help and support...It's definitely kept us in business by ensuring a safer, cleaner tourist destination, and I am looking forward to the year ahead for more improvement initiations from the Melrose BID."

*~ Mike Shand, Owner  
Love Baked Wings*



## Commercial Asset Group

"I am writing you this letter to thank you and the Melrose BID for all the hard work that has been put into the Street. As you are aware, my firm, Commercial Asset Group is one of the more active firms that transacts numerous leases and sales on Melrose every year.

The work that the BID has done has made our jobs a lot easier. Over the past several years the stretch of Melrose that the BID looks after has seen a huge change in several ways. The street has been cleaned up and tenants are more interested in this stretch of Melrose again whereas before, tenants looked down it. The parking program that has

been put into place has also helped lower the amount of vacant spaces on the street and has allowed for hip and trendy eateries to move in.

The brokerage community appreciates the efforts the Melrose BID has made and we look forward to working on making the street even better over the years to come. I wish other streets throughout the city would follow in your footsteps and take the necessary steps to ensure the success of their neighborhoods and real estate investments."

*~ David Ickovics, Principal  
Commercial Asset Group*



Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

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## Melrose BID Renewal Petitions Submitted for City Approval

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**Rita Moreno** <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

Mon, Apr 9, 2018 at 1:55 PM

To: Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)>

Cc: Dennis Rader <[dennis.rader@lacity.org](mailto:dennis.rader@lacity.org)>, Mario Montez <[mario.montez@lacity.org](mailto:mario.montez@lacity.org)>

I believe that places you over 30%.  
Very cool, keep 'em coming!

On Mon, Apr 9, 2018 at 1:29 PM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Please accept the attached Petitions for Renewal of the Melrose BID. As always, let me know as we can assist in any way. Thank you.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER

R & H INVESTMENTS GEN PARTNERSHIP

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5525-009-024 | 7101 MELROSE | \$4,091.45           | 0.71%      |
|              |              | TOTAL \$4,091.45     | 0.71%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

R & H INVESTMENTS

Property Owner's OR Duly Authorized Representative's  
Signature

X Stanley Rogers

Title  
(Please Print or Type)

GENERAL PARTNER

Date

4/4/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, STANLEY ROGERS, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/4/18. Petitioner Signature: X Stanley Rogers

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: NOVIAN FAMILY PARTNERSHIP

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5526-007-026 | 7373 MELROSE | \$1,764.72           | 0.31%      |
|              |              | TOTALS \$1,764.72    | 0.31%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

NOVIAN Family partnership

Property Owner's OR Duly Authorized Representative's  
Signature

X [Signature]

Title  
(Please Print or Type)

Partner

Date

4/4/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Isaac Novian, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/18/18. Petitioner Signature: X [Signature]

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 7661 MELROSE ASSOCIATES INC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5527-007-003 | 7661 MELROSE | \$ 2,728.65          | 0.48%      |
|              |              | TOTALS \$ 2,728.65   | 0.48%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

7661 Melrose Associates Inc

Property Owner's OR Duly Authorized Representative's  
Signature

[Signature]

Title  
(Please Print or Type)

Partner

Date

4/14/18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, Bac Novian, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/14/18. Petitioner Signature: [Signature]

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

NAGI BASTA / NOVIAN

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

MONTE NAPOLEON INC

| APN NUMBER   | SITE ADDRESS        | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|---------------------|----------------------|------------|
| 5526-045-024 | 7418 & 7620 Melrose | \$1922.49            | 0.34%      |
| TOTALS       |                     | \$1922.49            | 0.34%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

MONTE NAPOLEON, INC.

Property Owner's OR Duly Authorized Representative's  
Signature

X

Title  
(Please Print or Type)

MANAGER

Date

4/2/18

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, MARSHALL MOHEBALI, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/2/18. Petitioner Signature: X Marshall Moheballi

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: DOWD LINDA C TRUST LINDA DOWD TRUST

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5525 014 002      | 7206 MELROSE AVE    | 1,518.51                     | .27%              |
|                   |                     | <u>TOTALS</u>                | \$ 1,518.51 .27%  |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

Linda Dowd

Property Owner's OR Duly Authorized Representative's  
Signature

Linda Dowd

Title  
(Please Print or Type)

PROPERTY OWNER

Date

3/28/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, Linda Dowd, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 3/28/18. Petitioner Signature: Linda Dowd

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: GAZIN LIVING TRUST...

| APN NUMBER | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|------------|------------------|----------------------|------------|
| 5524013023 | 6715 MELROSE AVE | 1,792.49             | .31 %      |
| 5524013024 | 6711 MELROSE AVE | 1,463.90             | .26 %      |
| TOTALS     |                  | 3,256.39             | .57 %      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

GAZIN LIVING TRUST

Property Owner's OR Duly Authorized Representative's  
Signature



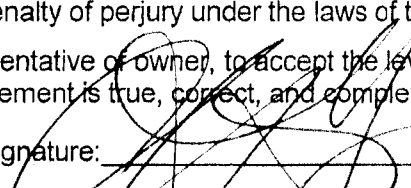
Title  
(Please Print or Type)

MICHAEL H. GAZIN, CO-TRUSTEE

Date

2/12/2018

STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)

I, MICHAEL H. GAZIN, hereby certify (or declare) under penalty of perjury under the laws of the  
PRINT NAME CLEARLY  
State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of  
liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to  
the best of my knowledge as of 02 / 12 / 2018. Petitioner Signature:   
MONTH DAY YEAR

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006



Rita Moreno <rita.moreno@lacity.org>

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## MBIA Board Meeting - Friday April 13 @ 10 AM

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Tue, Apr 10, 2018 at 5:28 PM

Agenda to follow. Hope to see you all there.



Rita Moreno <rita.moreno@lacity.org>

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## Opps - Attached is the Real Agenda

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Bcc: rita.moreno@lacity.org

Tue, Apr 17, 2018 at 8:03 AM

Please see the attached.

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 **WBIA BD MTNG AGENDA 180419\_2.pdf**  
214K

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /  
WESTCHESTER TOWN CENTER BID  
BOARD OF DIRECTORS  
AGENDA**

**Thursday, April 19, 2018**

**Meeting Location: Conference Room  
8929 S. Sepulveda Boulevard #130  
Westchester, CA 90045**

1. CALL TO ORDER – Karen Dial, President 10:00 AM

2. PUBLIC COMMENTS This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.

- Report from LAPD Sr. Lead Officers

3. APPROVAL OF MINUTES –

4. FINANCIAL REPORT –

5. BUSINESS ITEMS

- A. Presentation by Developer of 6711 S. Sepulveda re Proposed Redevelopment of the Vacant Self Storage Site (N/O Sandstone)
- B. Introduction of Ms. Amanda Mejia, Athens Disposal Governmental Affairs Manager, re Implementation Issues With RecycLA
- C. Discussion of Sunday Westchester Farmers' Market
  - Presentation by Cynthia Rogers, Market Manager
  - Updated financials
- D. Discussion re City Action on Sidewalk Vending
- E. Discussion re BID Priorities for 2018

6. REPORT FROM EXECUTIVE DIRECTOR

- Discussion of the Concept of Adding Night Shift Security / Ambassador Patrol for the Westchester Town Center BID Area

\* Services could range from a 1- or 2-shift per week minimum to 5- or 7-shift coverage. Such an arrangement could be temporary or permanent. No decision is expected; the WBIA should discuss their thoughts and preferences as to how to best serve the District stakeholders, which could be not to pursue this concept at all.

- Status Report on Landscape Entry Zone BID Area Amendment
- Status Report on Lincoln Village Zone BID Amendment

7. BOARD MEMBER COMMENTS

**8. NEXT MEETING – Thursday, May 17 @ 10:00 AM**

**9. ADJOURNMENT**

12:00 PM



Rita Moreno <rita.moreno@lacity.org>

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## LAUSD Support for Melrose BID Renewal

4 messages

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Sat, Apr 14, 2018 at 10:10 PM

Please call me to discuss this issue. I'm seeking a little bit more depth on the District's "conditional" approval of the BID petitions. As I understand it, the School Board is scheduled to take up this issue on April 24. Should the City Clerk's Office be represented at that meeting?

---

**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Sat, Apr 14, 2018 at 11:38 PM

Please see our attached letter to Board Member Melvoin.

[Quoted text hidden]



**Melvoin Ltr 180415 exe.pdf**  
1874K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Donald Duckworth <duckworth.donald@gmail.com>

Tue, Apr 17, 2018 at 9:47 AM

well done  
good luck!

[Quoted text hidden]

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



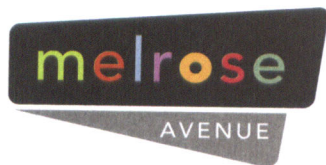
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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Tue, Apr 17, 2018 at 8:03 PM

I talked with the Board Member's staff and told him "conditional" petitions were the equivalent of no petitions. He promised to do what he could to make sure we did not have a problem.

[Quoted text hidden]



**Melrose BID**  
**Board of Directors:**

April 15, 2018

**Deny Weintraub**  
**President**

**Silvia Weintraub**  
**Corporate Secretary**

**Julian Chicha**  
**Treasurer**

**Pierson Blaetz**  
**Greenway Arts Alliance/  
Melrose Trading Post**

**Isack Fadlon**  
**Sportie LA**

**Daniel Farasat**  
**Tiger West Capital**

**Fred Rosenthal**  
**Ametron Audio/Visual**

**Donald R. Duckworth**  
**Executive Director**

**1934 Wilson Avenue,  
Arcadia, CA 91006  
323.525.0840**

**www.melroseavela.com**  
**FB: Melrose Ave L.A.**  
**Tw: @melroseavela**  
**Inst: @melroseavela**

Honorable Nick Melvoin  
Board Member District 4  
c/o Los Angeles Unified School District  
333 S. Beaudry Ave., 24th Floor  
Los Angeles, CA 90017

Re: Melrose Business Improvement District  
Request for Support for Renewal

Honorable Board Member Melvoin:

We are writing to formally request LAUSD support for renewal of the Melrose Business Improvement District (Melrose BID) by approving the Petition form prescribed by the City of Los Angeles. We have been working with Mr. Clayton Rosa of your staff on this project and understand LAUSD Board consideration is scheduled and that its support is anticipated.

The Melrose BID originally began operations with full LAUSD support effective January 1, 2014 and was subject to renewal beginning January 1, 2019. We are currently in the middle of that renewal process and again requesting LAUSD support in that regard. Executed property owner support Petitions on the City prescribed form are required to be submitted by the end of April, which will trigger a City scheduled mail Ballot, which should occur this Summer. The renewal simply proposes to continue the services currently provided with the exception that the current 5-day Security Ambassador schedule will be extended to a 7-day schedule as requested by a large majority of property and business owners. Otherwise we are simply proposing to continue the Melrose BID through 2028. Melrose BID has also been extensively involved with LAUSD's local schools, Fairfax High School and Melrose Elementary School. We've itemized some of that involvement below:

- Melrose BID provides Security Ambassador; Landscape, Sanitation, & Beautification; Administration & Management services to LAUSD school frontage as described in the Management District Plan approved by the City of Los Angeles;

Honorable Nick Melvoin  
Re: Melrose BID Renewal  
April 15, 2018

- Mr. Pierson Blaetz, Co-Executive Director of the Melrose Trading Post, a non-profit that raises funding for Fairfax High School, serves on the BID's Board of Directors;
- The BID co-sponsored and participated in the Trading Post 20th Anniversary event including providing street pole banners;
- Melrose BID Security Ambassador has facilitated after school problem resolutions between students, the business community, LAPD, and LAUSD Police;
- Melrose BID created a student window dressing learning experience as a class project at Fairfax High School;
- Melrose BID and Fairfax High School offered a "student blogger" position learning opportunity;
- Melrose BID sponsored a large on-campus art mural for the Elementary School, which has become a tremendous local point of distinction and pride;
- Melrose BID sponsored 2 smaller on-campus art murals that are also celebrated by students, faculty, staff, and the community;
- Melrose BID arranged for renowned street muralist Justin Bua with hit television program fame to conduct and instruct a student utility box painting competition and project;
- Melrose BID is attempting to co-sponsor a valet school parking program with revenues to benefit the school on the Elementary school site;
- Both schools are followed, linked, and repeated on the Melrose BID social media;
- Melrose BID is trying to organize a Saturday farmers market a portion of the elementary school with proceeds would go back to school;
- Other similar programs & activities.

As a result of Melrose BID's partnership activities with the schools as described above, we believe that we enjoy the support of Mr. Kenneth

Honorable Nick Melvoin  
Re: Melrose BID Renewal  
April 15, 2018

Adiekweh, Fairfax High School Principal, and Mr. Mathew Needleman,  
Melrose Elementary School Principal.

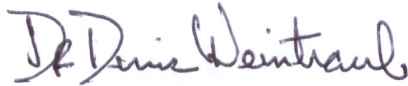
Attached is a copy of our Melrose BID Renewal brochure, which shows why over half of the commercial property owners on Melrose Avenue between Fairfax Avenue and Highland Avenue have Petitioned in support of BID renewal. Please note our letters of support from the City Council Office of Paul Koretz (CD5) and LAPD Wilshire Division Commanding Officer. A map of the Melrose BID area is included. Also please review the tremendous list of non-school accomplishments achieved by the Melrose BID, which enhances the District as a location for two LAUSD schools.

Assuming LAUSD approval of the Melrose BID petition, we would like to come-in and pick it up for delivery to the City Clerk's Office.

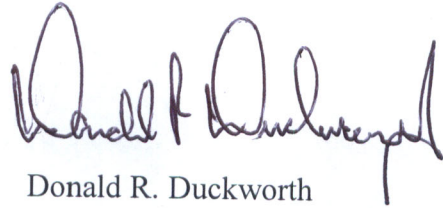
We are happy to answer any questions or meet so we can discuss the proposal in greater detail. Just let us know.

Thank you.

Sincerely,



Dr. Denis Weintraub  
President



Donald R. Duckworth  
Executive Director

C: Mr. Clayton Rosa  
Mr. Kenneth Adiekweh  
Mr. Mathew Needleman  
Melrose BID Board of Directors



Rita Moreno <rita.moreno@lacity.org>

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## Melrose BID Renewal Petitions Submitted for City Approval 180421

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Sat, Apr 21, 2018 at 4:30 PM

To: Rita Moreno <rita.moreno@lacity.org>, Mario Montez <mario.montez@lacity.org>

Attached are six additional Petitions for your approval. Please let us know of our verified total. Tuesday, April 24 is the LAUSD Board Meeting, which should approve their Petitions (7.8%).

We are close.



**Petitions to City #6 180421.pdf**

293K

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER M DAVID FAMILY HOLDINGS MELROSE LLC (CVS)

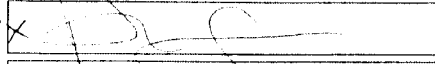
| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5526-017-024 | 7500 MELROSE | \$8,675.16           | 1.51%      |
| TOTAL        |              | \$8,675.16           | 1.51%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District

Property Owner's Name  
(Please Print or Type)

RAUL STUMPE

Property Owner's OR Duly Authorized Representative's  
Signature



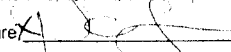
Title  
(Please Print or Type)

DISTRICT LEADER

Date

4/18/2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, RAUL STUMPE, hereby certify (or declare) under penalty of perjury under the laws of the  
State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of  
liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to  
the best of my knowledge as of 4/18/2018. Petitioner Signature 

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

~~GUTT ANDREW & MELBA TR ET AL~~ Gutt Family Properties LLC

| APN NUMBER   | SITE ADDRESS     | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|------------------|----------------------|------------|
| 5526-014-022 | 7619 MELROSE AVE | \$2,088.56           | 0.36%      |
|              |                  | TOTALS \$2,088.56    | 0.36%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

~~Judy~~ Gutt Family Properties LLC

Property Owner's OR Duly Authorized Representative's  
Signature

\* Judy L. Ryckman

Title  
(Please Print or Type)

Owner / Manager

Date

4/16/2018

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Judy L. Ryckman, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/16/2018 Petitioner Signature: \* Judy L. Ryckman

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

JUDY RYCKMAN

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: HARRIS JOSEPH P TRUST P HARRIS TRUST

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
| 5527009023        | 7777 MELROSE AVE    | 2,474.50                     | .43%              |
|                   |                     | <u>TOTALS</u>                | \$2,474.50 .43 %  |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

JOEY HARRIS

Property Owner's OR Duly Authorized Representative's  
Signature



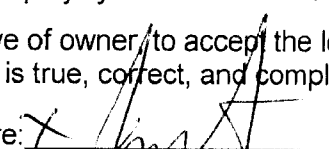
Title  
(Please Print or Type)

PROPERTY OWNER

Date

4/15/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, JOEY HARRIS, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/15/18. Petitioner Signature: 

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: American Commercial Equities LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5524-013-023 | 7565 MELROSE | \$1,839.45           | 0.32%      |
|              |              | TOTALS \$1,839.45    | 0.32%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

American Commercial Equities LLC

Property Owner's OR Duly Authorized Representative's  
Signature

\*Carrie Richardson

Title  
(Please Print or Type)

Senior Property Manager  
American Commercial Equities  
Management LLC its Manager

Date

4/6/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, Carrie Richardson, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/6/18. Petitioner Signature: \*Carrie Richardson

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

Siene B to Curren N/S

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

~~American Commercial Equities II LLC~~ American Commercial Equities LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5526-020-026 | 7368 MELROSE | \$3,429.79           | 0.60%      |
|              |              | TOTAL \$3,429.79     | 0.60%      |

☒ YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

American Commercial Equities, LLC

Property Owner's OR Duly Authorized Representative's  
Signature

X Carrie Richardson

Title  
(Please Print or Type)

Senior Property Manager  
American Commercial Equities  
Management, LLC its Manager

Date

4/6/18

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, Carrie Richardson hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/6/18. Petitioner Signature: X Carrie Richardson

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

Fuller to Martel 5/5

PETITION TO ESTABLISH THE  
MELROSE BID  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER:

American Commercial Equities LLC

| APN NUMBER   | SITE ADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE |
|--------------|--------------|----------------------|------------|
| 5525-007-008 | 6707 MELROSE | \$1,704.99           | 0.30%      |
| TOTALS       |              | \$1,704.99           | 0.30%      |



YES, I want my property(ies) to be included in this Business Improvement District.

Property Owner's Name  
(Please Print or Type)

American Commercial Equities LLC

Property Owner's OR Duly Authorized Representative's  
Signature

X Carrie Richardson

Title  
(Please Print or Type)

Senior Property Manager

Date

4/10/2018

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION - (Must be completed by petition signer)**

I, Carrie Richardson, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 4/10/2018. Petitioner Signature: X Carrie Richardson

NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.

Please Return To:  
Melrose BID Stakeholders  
1934 Wilson Avenue  
Arcadia, Ca 91006

Carrie Richardson



Rita Moreno <rita.moreno@lacity.org>

---

## Fwd: LAUSD petition

2 messages

---

**Donald Duckworth** <duckworth.donald@gmail.com>

Wed, Apr 25, 2018 at 1:46 PM

To: Rita Moreno <rita.moreno@lacity.org>, Eugene Van Cise <eugene.vancise@lacity.org>

re LAUSD Petitions...

May 9 we'll receive them. They should be unconditional.

----- Forwarded message -----

From: **Donald Duckworth** <duckworth.donald@gmail.com>

Date: Wed, Apr 25, 2018 at 1:45 PM

Subject: Re: LAUSD petition

To: Moises Gomez <moises@lani.org>

Cc: Rebecca <rebecca@lani.org>, Yonah Hong <yonahcares@yahoo.com>, Monica <monica@lani.org>

It sounds like we'll get unconditional Petitions on May 9. She will email them to me. Sounds good.

On Wed, Apr 25, 2018 at 1:26 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Yes. She's the person I've been talking to per my email the other night. I've informed the City of the LAUSD delay. That means we have until May 8 instead of the May 4 we were originally told by City. The question will be: how long it takes for LAUSD to get the signed Petition to us and our need that it be "unconditional." I have a call into her re those questions.

On Wed, Apr 25, 2018 at 12:42 PM, Moises Gomez <moises@lani.org> wrote:

Yekaterina at LAUSD called to inform me that yesterday's board meeting in which they would have discussed authorizing the petitions was cancelled last minute.

The rezcheduled date is now May 8th. The day after the deadline.

Moises Gomez  
BLQ BID Program Manager  
Los Angeles Neighborhood Initiative  
800 Figueroa St., Ste. 970  
Los Angeles, CA 90017  
(213) 627-1822 x13  
(323) 200-9132 mobile  
(213) 627-1821 fax  
moises@lani.org  
www.lani.org

---

**Rita Moreno** <rita.moreno@lacity.org>

Wed, Apr 25, 2018 at 2:14 PM

To: Donald Duckworth <duckworth.donald@gmail.com>

Cc: Eugene Van Cise <eugene.vancise@lacity.org>

Very good!

[Quoted text hidden]

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division

200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079





Rita Moreno <rita.moreno@lacity.org>

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## BID Assessment Revenues

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Fri, Apr 27, 2018 at 11:45 AM

Both arrived. Thank you.

On Fri, Apr 27, 2018, 11:11 AM Rita Moreno <rita.moreno@lacity.org> wrote:

Hi Don,

The electronic fund transfer (EFT) occurred on 4/20/18, so the funds should be in your account and available depending on any holds placed by your bank.

On Wed, Apr 25, 2018 at 2:18 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Hi Rita,

Happy Wednesday.

We wanted to prepare some checks but we wanted to check in and see if the assessment revenues went out on time for the Melrose BID?

-Don

On Wed, Apr 18, 2018 at 1:17 PM, Rita Moreno <rita.moreno@lacity.org> wrote:

Hi Don,

The scheduled payment dates are:

Melrose: April 24.

Westchester: April 25

Both have been approved by the Controller's office so they may go out a few days earlier then the scheduled date.

Rita

On Wed, Apr 18, 2018 at 11:30 AM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Do you have any feeling for when the bid checks for assessment revenues might be issued? I'm interested in both Westchester & Melrose.

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079





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Rita Moreno  
City of Los Angeles  
[Office of the City Clerk](#)  
Neighborhood and Business Improvement District Division  
[200 N. Spring Street, 3rd Floor #395](#)  
[Los Angeles, CA 90012](#)  
Office (213) 978-1122  
Fax (213) 978-1079





Rita Moreno <rita.moreno@lacity.org>

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## Stakeholder Workshop for Trash Problem Resolution

1 message

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**Donald Duckworth** <duckworth.donald@gmail.com>  
To: Donald R Duckworth <duckworth.donald@gmail.com>  
Cc: Kim Sudhalter <kim@urbanlegendpr.com>  
Bcc: rita.moreno@lacity.org

Wed, May 9, 2018 at 2:23 PM

Please see the attached flyer and plan to attend one of our problem solving meetings with Athen's Services' Government Affairs Manager on June 5 or 6. We know that there have been problems sand have set these meetings up to help resolve them.

Please RSVP to Kim Sudhalter at [Kim@UrbanLegendPR.com](mailto:Kim@UrbanLegendPR.com) by June 1, please.

As always, let me know your thoughts.



**Public Workshop Meeting With Athens Flyer 180509.pdf**  
115K

## Meeting With Athens Services re: recyclA Issues Sponsored by the Melrose BID

The Melrose BID has reached out to Athens Services, the provider that collects commercial trash on Melrose, and made arrangements to conduct a problem-solving work session. We will try to facilitate correction of the day-to-day trash collection problems that Melrose businesses are experiencing. The first step is to identify those problems. The Melrose BID invites you to a community meeting with Athens Services Governmental Affairs Manager, Amanda Mejia, to begin the process of problem resolution for recyclA.

### **Businesses/Properties Located in the Melrose Design District, La Brea to Highland (7098 to 6600 Melrose)**

- Tuesday, June 5th, 6:30 pm at Hope Lutheran Church (6720 Melrose)

### **Businesses/Properties Located in the Fairfax to La Brea Section (7800 Melrose to 7100 Melrose)**

- Wednesday, June 6, 9:30 am at The Village Idiot (7383 Melrose)
- Wednesday, June 6, 6:30 pm at The Village Idiot (7383 Melrose)

**Please RSVP for the meeting  
of your choice by June 1 to:**

**Kim Sudhalter  
[kim@urbanlegendpr.com](mailto:kim@urbanlegendpr.com)**





Rita Moreno <rita.moreno@lacity.org>

---

## City of Los Angeles 3rd Quarter Report

---

Rita Moreno <rita.moreno@lacity.org>

Fri, Jan 13, 2017 at 12:57 PM

To: "jeanchan@chinatownla.com" <jeanchan@chinatownla.com>

Cc: George Yu <geoyu28@aol.com>

Thank you. Your invoice for \$3,742.47 is being processed.

On Thu, Jan 12, 2017 at 4:28 PM, [jeanchan@chinatownla.com](mailto:jeanchan@chinatownla.com) <[jeanchan@chinatownla.com](mailto:jeanchan@chinatownla.com)> wrote:

Hi Rita,

Per your request, here's the 3rd Quarter Report. Please let me know if you need anything.

Thanks,  
Jean

**Jean Chan** | 陳鈺雲

Community Relations Director/Project Manager

Los Angeles Chinatown Business Improvement District

Phone: (213) 680-0243



1/27 - Midnight Temple Ceremony, Thien Hau Temple (10pm-12:30am)

1/28 - Chinese New Year's Day - Year of the Rooster

2/2 - Chinatown After Dark, Far East Plaza (6pm-10pm)

2/4 - Undiscovered Chinatown Highlighted Walking Tour, (10:30am-12pm) [\[RSVP\]](#)

2/4 - Chinese New Year Festival (12pm-8pm) / Golden Dragon Parade (1pm-3pm)

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



**Los Angeles Chinatown Business Improvement District**  
**Third Quarter Report**  
**July–September 2016**

**3rd Quarter Operating Summary**

**District Identity**

- The **Chinatown After Dark** at the Far East Plaza continued on July 7<sup>th</sup>, August 4<sup>th</sup> and September 1<sup>st</sup> from 6pm-10pm. Chinatown After Dark promotes and establish Chinatown as an evening destination for dining and entertainment. Chinatown After Dark features open air dining, pop up restaurants (Taiwanese “Elotes” Corn, Tostadas, oysters), live Bluegrass and deejay music as well as movie projection for a mellow weeknight affair.



- The **“Undiscovered Chinatown Tour”** The 2.5 hour tour, the 1.5 hour highlighted tours, continues to be effective in introducing many new and returning visitors to historic Los Angeles Chinatown including elementary school age children. **117** people participated in the tour in the third quarter.

- **LA Plaza Village Groundbreaking** by Trammell Crow held on August 3<sup>rd</sup> at the former Colima Restaurant building. The project is 350 multifamily units and 46,000 SF of retail. It connects El Pueblo to Hill Street and the project will have over 700 car parking capacity. The BID assisted with refreshments consisted of tasting menu items from local restaurants.



- The **Yale Street Pedestrian Improvements Ribbon Cutting Celebration** took place on August 22<sup>nd</sup> at the mid-block crosswalk in front of Castelar Elementary School and across from Alpine Recreation Center. BID assisted with refreshments from various local restaurants. There were a great need for safety improvements along Yale Street and at the intersections of Alpine and College Streets. Kudos to the Bureau of Street Services team that accomplished an expeditious completion of project construction within the 8-week summer break and before Castelar students, parents, and teachers returned for the first day of school.



- Students from the **Graduate Public Practice Program at Otis College of Art and Design** visited Chinatown on September 7<sup>th</sup>. The program is dedicated exclusively to providing artists with advanced skills for working in the public sphere, the Program focuses on both collaborative and individual art production. BID was on hand to provide a brief overview of Chinatown and the changing art scene.

**Los Angeles Chinatown Business Improvement District**  
**Third Quarter Report**  
**July–September 2016**  
**Page 2**

- On September 14<sup>th</sup>, **Assembly Member Jimmy Gomez**, in partnership with the California Civil Justice Foundation and the CBID, invited local Chinatown businesses to attend **the Small Business ADA Compliance Workshop** held at the BID Office. The workshop was geared toward how to make businesses ADA compliant and reduce the chances of being hit with a “drive by” lawsuit.



- On September 15<sup>th</sup>, **Blossom Plaza** hosted a **Ribbon Cutting Ceremony** followed by a privately held reception in Blossom Plaza's Club Lounge. BID assisted with ordering and tray passed hors d'oeuvres of the refreshments from local businesses that included fried chicken from Howlin' Ray's, Strawberry Cake from Phoenix Bakery, moon cake from Wonder Bakery, dim sum from Golden dragon, whole roast pig from Hop Woo.

- The **Chinatown Summer Nights** series continued on July 16<sup>th</sup> and August 20<sup>th</sup> from 5pm-midnight with support from KCRW, LA Weekly and live bands curated by Buzzbandla. KCRW DeeJay duos for July and August were Garth Trinidad & Jeremy Sole and Mathieu Schreyer & Jason Bentley respectively. Other entertainment include: “Camino al Quijote” performed by Los Angeles Theatre Academy, Shaolin Yanxu Gongfa demo, and Jim Duncan & Jason Arimoto Ukelele Performance. Other elements included were: food trucks, vendors, family workshops, Bricks 4 Kidz, and culinary stage featuring Chef Royce Burke’s “Chinatown Culinary School” and “Chinese Banquet” demos. In August, the BID once again partnered with Panda Restaurant Group to promote their new menu item, General Tso’s Chicken. A panel discussion was held on the topic of **“Beyond the (Takeout) Box: The Culture, Community and Comfort behind American Chinese Food”** by **Andrea Cherng**, Chief Marketing Officer, Panda Restaurant Group; **Alvin Huang**, AIA , Design Principal/Architect, Synthesis D&A, Professor, USC; **Jennifer 8. Lee**, Author/Producer, The Search for General Tso; **Lisa Ling**, Executive Producer/Host, CNN This is Life; **Gene Luen Yang**, Cartoonist; and **Melvin Mar**, TV/Film Producer. The following chef’s showcased their take on General Tso’s Chicken: **Charles Olalia** (Rice Bar, Patina, Ritz Carlton), **Perry Chueng** (Phorage, The Slanted Door), **Isa Fabro** (Amboy, Unit 120, Orsa & Winston), **Chris Oh** (Seoul Sausage, Hanjip, Escala), and **Jimmy Wang** (Panda Express Director of Culinary Innovation).



- The **Mid-Autumn Moon Festival** took place on Saturday, September 17, 2016 at Central Plaza, West Plaza and Mandarin Plaza. Partners include KCRW, LA Weekly, LA Chinatown Corporation, and Chungking Road Association. Griffith Observatory once again provided telescopes for the interstellar viewing. Elements included: entertainment by Jason Arimoto & Jim Duncan on Ukelele, Shaolin Gongfa and East Wind Lion Dance; music by KCRW DJs and live bands curated by Kevin Bronson of buzzbandsla.com; LA Gourmet Food Trucks; Craft Beer Garden; Cultural Artisans, Calligraphy Workshop; market place vendors, circa 1940s photo

**Los Angeles Chinatown Business Improvement District**  
**Third Quarter Report**  
**July–September 2016**  
**Page 3**

booths; photo & interaction with the capuchin monkey; moon cake making demos by Phoenix Bakery and Wonder Bakery, cooking demo & Chinese dessert eating contest; the Moon Festival story ritual; 1950's Vintage search light as well as the various Chinatown restaurants and shops that were opened. Last but not least, Saturn & Moon Viewing with telescopes provided by Griffith Park Observatory with the very knowledgeable telescope demonstrators Giovanni Somosa and Rene Watson.



- Plans for the **CicLAvia: Heart of LA** ride will take place on October 16, 2016 from 9am-4pm with the Chinatown Hub extended to 5pm. Elements at the Chinatown Hub will include live band, food trucks, craft beer garden. Other nostalgic activities are being considered are school yard games such as hopstoch, four square, dodgeball, etc.



- Filming in Chinatown:** BID continues to work with the Film LA Inc. to direct production companies to our office in the hopes of locating potential sites and utilizing Chinatown locations. Filming such as Car Commercial, Doubt, Fresh Off The Boat, and Workaholics.

### **Sidewalk Operations and Beautification**

**LA Conservation Corp (LACC)** continues to be contracted by BID to provide maintenance service for the district.

- The LACC clean and green crew and BID contractors continues to keep the Chinatown properties free of graffiti with graffiti removal occurring less then 24 hours after notification by BID contractors.
- The BID continues to provide 24 hours of daily sidewalk sweeping and maintenance. 9,721 bags of trash are disposed of daily into the Trash Compactor located at the Far East Plaza, 727 North Broadway, Los Angeles. The Tennant Litter Hawk and M2 Auto Scrubber are scheduled to cover all sidewalks on a routine basis.
- Daily maintenance included sidewalk sweeping, graffiti removal, and the picking up of illegal dumping.
- Additional maintenance deployment scheduled as required for the various special events (i.e. Chinatown Summer Nights, Moon Festival, etc.)

**Universal Protection Service** continues to be contracted by BID to provide security service for the district.

- Universal Protection to provide 40 hours of private security patrol 24 hours daily. Day shift starts at 6:00 am with a second officer starting at 8:00 a.m. Afternoon/evening shift starts with two officers at 2:00 p.m. to 10:30 p.m. The overnight shift is a mobile officer starting at 10:30 p.m. to 6:00 a.m.

**Los Angeles Chinatown Business Improvement District**  
**Third Quarter Report**  
**July–September 2016**  
**Page 4**

- By continuing to maintain direct communications with LAPD, LASD who is contracted to provide security to the Gold Line and DASH stops, CBO's, merchants, Family Associations and residents, public safety, awareness and morale within the Chinatown community is at an all time high.
- Universal Protection Services personnel continue to attend the weekly Tuesday morning Crime Analysis Detail (CAD) meetings held at the LAPD Central Area Station that allowed the BID security team to interact and exchange valuable information with LAPD officers and commanders. Monthly Central Area Community Policing Advisory Board (CPAB) meetings held on the first Wednesday of each month were attended by George Yu. Monthly CPAB 1A1, Little Tokyo, El Pueblo, and Chinatown area, meetings attended by Preferred Response. The CPAB 1A1 meetings were directed by the Chinatown Public Safety Association (CPSA) and involved more of the neighborhood watch groups in the area. By maintaining constant direct communications with LAPD, CBO's, merchants, Family Associations and residents, public safety and morale within the Chinatown community is at an all time high.

**Administration and Corporate Operations:** Included costs, but not limited to, 1) staff and administrative costs, 2) insurance, 3) office related expenses and 4) financial reporting.

Carmody, Meach & Choo, LLP, continues to provide accounting services for the Chinatown BID.

**3<sup>rd</sup> Quarter Expenses**

| Budget Line Item                               | Budget Allocation | Total Expended this Quarter | Total Expended Year-to-Date | Projected Remaining for the Year |
|--|-------------------|-----------------------------|-----------------------------|----------------------------------|
| <b>Sidewalk Operations and Beautification</b>  | \$924,454.00      | \$217,210.52                | \$637,233.23                | \$287,220.77                     |
| <b>District Identity</b>                       | \$296,628.00      | \$116,370.16                | \$285,860.69                | \$10,767.31                      |
| <b>Administration And Corporate Operations</b> | \$287,751.00      | \$75,646.64                 | \$229,966.75                | \$57,784.25                      |
| <b>Contingency/City Fees/Reserve</b>           | \$138,768.00      | \$16,500.40                 | \$41,010.86                 | \$97,757.14                      |
| <b>TOTAL</b>                                   | \$1,647,601.00    | \$425,727.72                | \$1,194,071.53              | \$453,529.47                     |

**Los Angeles Chinatown Business Improvement District**  
**Third Quarter Report**  
**July–September 2016**  
**Page 5**

**NEIGHBORHOOD AND BUSINESS IMPROVEMENT DISTRICTS**

**QUARTERLY STATISTICS FOR MAYOR’S COMSTAT REPORT**

| <b>CATEGORY</b>         | <b>TOTAL FOR QUARTER</b> | <b>CUMULATIVE TOTAL</b> |
|-------------------------|--------------------------|-------------------------|
| Public Safety Incidents |                          |                         |
| Trash Bags/Tons removed |                          |                         |
| Bulky Items Removed     |                          |                         |
| Graffiti Removed        |                          |                         |
| Weeded Areas            |                          |                         |
| Citizen Contacts        |                          |                         |
| Merchant Contacts       |                          |                         |
| Spaces for Lease        |                          |                         |
| Spaces leased           |                          |                         |
| New Business            | 3                        |                         |
| Landscaped Medians      |                          |                         |



Rita Moreno <rita.moreno@lacity.org>

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## Fwd: Chinatown BID Assessment

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Fri, Jan 20, 2017 at 11:07 AM

You know that chalk to keep critters away...? Just kidding. I'll come join you for lunch one day soon 😊

On Fri, Jan 20, 2017 at 10:55 AM, George Yu <geoyu28@aol.com> wrote:  
That would be much appreciated, do you want anything from Chinatown?

-----Original Message-----

From: Rita Moreno <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>  
Sent: Fri, Jan 20, 2017 10:49 am  
Subject: Re: Chinatown BID Assessment

Do you want me to meet you on the street?

On Fri, Jan 20, 2017 at 10:44 AM, George Yu <geoyu28@aol.com> wrote:  
I did and I'm bringing over in 30mins.

Thank you

George Yu  
Chinatown BID  
[213 591-1082](tel:2135911082)

On Jan 20, 2017, at 10:27 AM, Rita Moreno <rita.moreno@lacity.org> wrote:

George,

You should have just received an email from Maria with the transmittal. If you can get us the original invoice today, we can get a check to you by 1/26/16.

Can you bring the invoice today? If you drive over, I can meet you downstairs on Temple or whichever street to get it from you.

Let me know.

Rita

On Thu, Jan 19, 2017 at 7:50 AM, Eugene Van Cise <eugene.vancise@lacity.org> wrote:

----- Forwarded message -----

From: **George Yu** <geoyu28@aol.com>  
Date: Wed, Jan 18, 2017 at 4:50 PM  
Subject: Re: Chinatown BID Assessment  
To: [eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)

Good afternoon Eugene,

Please note that Chinese New Years is Saturday, 1/28/17, we are in needs of funds to produce the CNY Festival which is a major portion of our annual marketing budget. Please advise when I can expect to receive transmittal.

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

-----Original Message-----

From: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>  
Sent: Thu, Jan 12, 2017 9:39 am  
Subject: Re: Chinatown BID Assessment

George,

We are still in the process of encumbering the funds for transfer to your account. By the end of next week you should received a transmittal with the amount for which you can submit an invoice.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:2139781315)

On Thu, Jan 12, 2017 at 9:10 AM, George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)> wrote:

Good morning Eugene,

Pls advise as to the status of the initial assessment funding and when I can expect to receive report?

Thank you,

George Yu  
Chinatown BID  
[213 591-1082](tel:2135911082)

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office [\(213\) 978-1122](tel:2139781122)  
Fax [\(213\) 978-1130](tel:2139781130)



--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office [\(213\) 978-1122](tel:2139781122)  
Fax [\(213\) 978-1130](tel:2139781130)



--

Rita Moreno  
City of Los Angeles  
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Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office [\(213\) 978-1122](tel:2139781122)  
Fax [\(213\) 978-1130](tel:2139781130)





Rita Moreno <rita.moreno@lacity.org>

---

## Re: Business Improvement District Funds - LA Chinatown 189.62

7 messages

---

**George Yu** <geoyu28@aol.com>  
To: Rita.Moreno@lacity.org  
Cc: langiengusa@gmail.com

Fri, Jan 20, 2017 at 10:57 AM

I'm on my way.

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
213 591-1082

-----Original Message-----

From: Lan Gieng <langiengusa@gmail.com>  
To: George Yu <geoyu28@aol.com>  
Sent: Fri, Jan 20, 2017 10:11 am  
Subject: Re: Business Improvement District Funds - LA Chinatown 189.62

Can you please use letter print print out 2nd tab invoice 17-01

and sign.

Thanks  
lan

On Fri, Jan 20, 2017 at 9:53 AM, George Yu <geoyu28@aol.com> wrote:

I just text to you. I'm at FEP pls forward and I'll hand deliver to City Hall. Need to do fast before protests starts.

Begin forwarded message:

**From:** Maria Gomez <maria.v.gomez@lacity.org>  
**Date:** January 20, 2017 at 9:32:18 AM PST  
**To:** geoyu28@aol.com  
**Subject: Business Improvement District Funds - LA Chinatown 189.62**

Please see attached for available reimbursement.

Thank you,

--

Maria V. Gomez  
Special Assessment Section  
Phone (213) 978-1099

**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>  
Cc: langiengusa@gmail.com

Fri, Jan 20, 2017 at 11:06 AM

okay

[Quoted text hidden]

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



**George Yu** <geoyu28@aol.com>  
To: rita.moreno@lacity.org

Fri, Jan 20, 2017 at 12:03 PM

Hi, thanks again for mtg me. I wanted to check that the City Recovery Cost is 2.25% based on the total assessment?

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
213 591-1082

[Quoted text hidden]

**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Fri, Jan 20, 2017 at 12:14 PM

The contract, which covers the period from 1/01/11 to 12/31/20, states that the recovery cost is 2% of the total annual assessment. There is no indication that percentage amount can change.

[Quoted text hidden]

**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Fri, Jan 20, 2017 at 12:16 PM

There would have to be an amendment to the contract and I see none in the system.

[Quoted text hidden]

**George Yu** <geoyu28@aol.com>  
To: rita.moreno@lacity.org

Fri, Jan 20, 2017 at 12:38 PM

No, I thought it was 2.25% for some reason.

-----Original Message-----

From: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>

[Quoted text hidden]

---

**Rita Moreno** <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>

Fri, Jan 20, 2017 at 12:45 PM

Okay, so 2% it is.

[Quoted text hidden]



華埠商業發展區  
CHINATOWN  
BUSINESS IMPROVEMENT DISTRICT

Jan 20, 2016

Mr. Rick Scott  
Special Assessments Section  
Administrative Services Division  
Office of the City Clerk  
Room 224, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Re: Disbursement Request Invoice #17-01

As outlined in the agreement between the City of Los Angeles and the Chinatown Business Improvement District, we are requesting the payment of assessment funds in the amount of

\$568,065.10

Agency Account No. 189.62

County Remittance received on 12/22/16  
Less Recovery Cost 2017

\$601,616.76  
\$(33,551.66)

Grand Total

**\$568,065.10**

I certify that the payment requested will be expended in accordance with the provisions of the contract agreement #C-118431, and as outlined in the District's Management Plan.  
Expenditure Categories include:

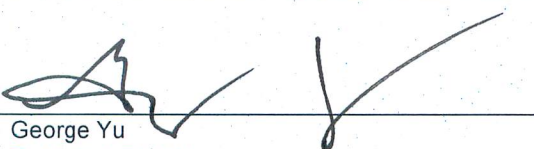
Security, Mktg/Promotion, Maintenance, Administration.

\$568,065.10

Grand Total

**\$568,065.10**

I certify that I represent the 501(c)(6) Los Angeles Chinatown Business Council and I am authorized to make this request on behalf of the organization.

  
George Yu  
Executive Director

Please remit payment to:

LOS ANGELES CHINATOWN BUSINESS COUNCIL.  
727 North Broadway, Suite 208  
Los Angeles, CA 90012

cc: Accounts Payable/Special Assessments Section  
Administrative Services  
Division  
OFFICE OF THE CITY  
CLERK  
Room 224, City Hall  
200 North Spring Street  
Los Angeles, CA 90012



Rita Moreno <rita.moreno@lacity.org>

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## 4th Quarter Report and Newsletter Due

5 messages

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**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Thu, Feb 23, 2017 at 6:22 PM

Hi George,

I received invoice #17-02, but cannot process it until we receive the 4th quarter report and newsletter. Please send asap via email.

Thanks.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



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**George Yu** <geoyu28@aol.com>  
To: rita.moreno@lacity.org

Thu, Feb 23, 2017 at 6:40 PM

Hi, can't find the 4th quarter report right now will send tomorrow. Sorry for the delay, still catching up over CNY.

George Yu  
Executive Director  
Los Angeles Chinatown BID  
213 591-1082

[Quoted text hidden]

---

 **CBID4qt2016\_Final.pdf**  
4805K

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**George Yu** <geoyu28@aol.com>  
To: rita.moreno@lacity.org

Fri, Feb 24, 2017 at 2:03 PM

Good afternoon,

Hope you're enjoying the day. Please find attached the 2016 4th qtr report and newsletter.

How about a tour and food soon?

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
213 591-1082

[Quoted text hidden]

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**2 attachments**



**Chinatown\_2016\_4thQtrRpt.pdf**  
517K



**CBID4qt2016\_Final.pdf**  
4805K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Mon, Feb 27, 2017 at 12:45 PM

Thanks, George. Yes, let's plan on it.

[Quoted text hidden]

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**George Yu** <geoyu28@aol.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Mon, Feb 27, 2017 at 12:58 PM

George Yu  
Chinatown BID  
213 591-1082  
[Quoted text hidden]

**Los Angeles Chinatown Business Improvement District  
Fourth Quarter Report  
October–December 2016**

**4th Quarter Operating Summary**

**District Identity**

- The “**Undiscovered Chinatown Tour**” The 2½-hour, the 1- and 1½-hour highlighted tours, has been an effective tool to introduce many new and returning visitors to historic Los Angeles Chinatown. We continued to receive many positive feedbacks from individuals and groups who attended the tour and have found it enlightening. 60 people participated on the tours in the fourth quarter. Continue to work with schools to tour their 2<sup>nd</sup>, 3<sup>rd</sup> or 4<sup>th</sup> grade classes around Chinese New Year.
- The annual **CicLAvia** took place on October 16, 2016 from 9am-5pm. The Chinatown hub was themed around a playground vibe, encouraging cyclists to stop and enjoy jump rope, tetherball, giant board games, and other classic recess favorites. Chinatown merchants were encouraged to take advantage of the high volume of pedestrians in the community to engage potential new clients. Central Plaza hosted live music with local bands as well as a craft beer garden featuring Southern California breweries. Many restaurants offered menu specials and unique items to mark the occasion.



- **Chinatown After Dark** continues on the 1st Thursdays of each month at Far East Plaza from 6pm-10pm. Pop ups, ukulele performance, dj music, live karaoke and movie projection on wall. December 1<sup>st</sup> coincides with the **Bob's Burger art show pop-up** at Unit 120 in Far East Plaza along with a ten-day run of one-off burgers done in conjunction with a number of different guest chefs.
- **The Annual Town Hall Meetings** was held on Thursday, December 8, 2016 at the Far East Center, 727 N. Broadway, Suite 212 from 2pm-3pm following the CBID Advisory Board Meeting. Special interest by new business owners and stakeholders.
- This year's Holiday Promotion Campaign would be the **Chinatown Small Business 888 Promotion** launched December 8<sup>th</sup> through February 3<sup>rd</sup>. Fortune cookies containing our eight photo mission clues are made available at participating merchants (Baohaus Far East Plaza, Blossom Chinatown, Burgerlords, East/West Shop, Endorffine, Hop Woo BBQ & Seafood Restaurant, KG Louie Co., Lao Tao, Master Chef Restaurant, Pleasantry Jewelers, Inc., Tin Bo Co, Unit 120). All Instagramers who complete all 8 challenges by the contest deadline will have their photos assembled into a collage. Facebook fans will have the opportunity to vote for the best collage! The most popular collage gets a \$888 Cash Prize!
- Promoter **All Day I Dream** discussed possibility of hosting a New Year's Day event on January 1st on Gin Ling Way in Central Plaza Chinatown from 1pm-10pm.



**Los Angeles Chinatown Business Improvement District**  
**Fourth Quarter Report**  
**October–December 2016**  
**Page 2**

- 2017 will be the **Year of the Rooster**. Plans for the **118th Annual Golden Dragon Parade and Chinese New Year Festival** are under way. Schedule of activities include: Midnight Ceremony on January 27th at Thien Hau Temple 10pm-12am, February 4th Chinese New Year Festival at Central Plaza (12-8pm), the Golden Dragon Parade (1pm-3pm) will travel along the same route as previous years. The 38th Annual Firecracker Bike Ride & 5k/10K Run will take place on February 11<sup>th</sup> & 12<sup>th</sup>.
- The **2017 Street Banner, Year of the Rooster**, is designed by Omnivorous.org. Variation of artwork created for Recycle Tote Bags, Chinese New Year Festival Marketing material designs and Year of the Rooster t-shirts.
- Meetings are underway to plan the 2017 **Asian and Pacific Islanders American Heritage Month** event produced by the Los Angeles City Council and Mayor's Office.
- The BID assisted Council District One's office as they prepared for the **City Employee Appreciation Luncheon at Bradley Tower** on Monday, December 12, 2016. Assortments of Chinese food from Chinatown restaurants were served from Hop Woo, Mandarin Chateau, and Master Chef.
- Dates are being considered for the **2017 Chinatown Summer Nights series** including the continued partnership with KCRW. Currently, the 1st Saturdays of July, August and September are being considered.
- Dates are being considered for the 2017 **Mid-Autumn Moon Festival** in October. Partnerships with KCRW & LA Weekly are in consideration.
- **Filming in Chinatown:** BID continues to work with the Film LA Inc. to direct production companies to our office in the hopes of locating potential sites and utilizing Chinatown locations. Filming such as American Girl, Code Black, Doubt, Fresh Off the Boat, Mind Over Eye music video, and Workaholics.



**Sidewalk Operations and Beautification**

**LA Conservation Corp (LACC)** continues to be contracted by BID to provide maintenance service for the district.

- The LACC clean and green crew and BID contractors continues to keep the Chinatown properties free of graffiti with graffiti removal occurring less than 24 hours after notification by BID contractors.
- The BID continues to provide 24 hours of daily sidewalk sweeping and maintenance. 9,721 bags of trash are disposed of daily into the Trash Compactor located at the Far East Plaza, 727 North Broadway, Los Angeles. The Tennant Litter Hawk and M2 Auto Scrubber are scheduled to cover all sidewalks on a routine basis.
- Daily maintenance included sidewalk sweeping, graffiti removal, and the picking up of illegal dumping.
- Additional maintenance deployment scheduled as required for the various special events (i.e. Chinatown Summer Nights, Moon Festival)

**Los Angeles Chinatown Business Improvement District**  
**Fourth Quarter Report**  
**October–December 2016**  
**Page 3**

**Universal Protection Service** continues to be contracted by BID to provide security services for the district.

- Universal Protection to provide 40 hours of private security patrol 24 hours daily. Day shift starts at 6:00 am with a second officer starting at 8:00 a.m. Afternoon/evening shift starts with two officers at 2:00 p.m. to 10:30 p.m. The overnight shift is a mobile officer starting at 10:30 p.m. to 6:00 a.m.
- By continuing to maintain direct communications with LAPD, LASD who is contracted to provide security to the Gold Line and DASH stops, CBO's, merchants, Family Associations and residents, public safety, awareness and morale within the Chinatown community is at an all time high.
- Universal Protection Services personnel continue to attend the weekly Tuesday morning Crime Analysis Detail (CAD) meetings held at the LAPD Central Area Station that allows the BID security team to interact and exchange valuable information with LAPD officers and commanders. Monthly Central Area Community Policing Advisory Board (CPAB) meetings held on the first Wednesday of each month were attended by George Yu. Monthly CPAB 1A1, Little Tokyo, El Pueblo, and Chinatown area, meetings attended by Preferred Response. The CPAB 1A1 meetings were directed by the Chinatown Public Safety Association (CPSA) and involved more of the neighborhood watch groups in the area. By maintaining constant direct communications with LAPD, CBO's, merchants, Family Associations and residents, public safety and morale within the Chinatown community is at an all time high.

**Administration and Corporate Operations:** Included costs, but not limited to, are 1) staff and administrative costs, 2) insurance, 3) office related expenses and 4) financial reporting.

Carmody, Meach & Choo, LLP, continues to provide accounting services for the Chinatown BID.

**4th Quarter Expenses**

| Budget Line Item                                 | Budget Allocation     | Total Expended this Quarter | Total Expended Year-to-Date | Projected Remaining for the Year |
|--|-----------------------|-----------------------------|-----------------------------|----------------------------------|
| <b>Sidewalk Operations and Beautification</b>    | \$924,454.00          | \$215,287.41                | \$852,520.64                | \$71,933.36                      |
| ★ <b>District Identity</b>                       | \$296,628.00          | \$34,808.37                 | \$320,669.06                | -\$24,041.06                     |
| ★ <b>Administration And Corporate Operations</b> | \$287,751.00          | \$77,607.10                 | \$307,573.85                | -\$19,822.85                     |
| <b>Contingency/City Fees/Reserve</b>             | \$138,768.00          | \$38,568.52                 | \$79,579.38                 | \$59,188.62                      |
| <b>TOTAL</b>                                     | <b>\$1,647,601.00</b> | <b>\$366,271.40</b>         | <b>\$1,560,342.93</b>       | <b>\$87,258.07 ★</b>             |

★ The overage in these categories is within the 10% deviation allowable in each category per MDP.

★ \$87,258.07 will be carry-over to 2017 to cover expenses accrued but not yet reconciled.

**NEIGHBORHOOD AND BUSINESS IMPROVEMENT DISTRICTS**

**QUARTERLY STATISTICS FOR MAYOR’S COMSTAT REPORT**

| <b>CATEGORY</b>         | <b>TOTAL FOR QUARTER</b> | <b>CUMULATIVE TOTAL</b> |
|-------------------------|--------------------------|-------------------------|
| Public Safety Incidents |                          |                         |
| Trash Bags/Tons removed |                          |                         |
| Bulky Items Removed     |                          |                         |
| Graffiti Removed        |                          |                         |
| Weeded Areas            |                          |                         |
| Citizen Contacts        |                          |                         |
| Merchant Contacts       |                          |                         |
| Spaces for Lease        |                          |                         |
| Spaces leased           |                          |                         |
| New Business            | 2                        |                         |
| Landscaped Medians      |                          |                         |

# EVENTS

## OCTOBER

**1** **"The Undiscovered Chinatown"**  
**Walking Tour**  
10:30am-1:00pm, \$20/person  
(213) 680-0243 for reservations

**6** **Chinatown After Dark**  
Far East Plaza, 6pm-10pm.

**16** **CicLAvia Chinatown Hub**  
9am-5pm,  
www.ciclavia.org/

## NOVEMBER

**3** **Chinatown After Dark**  
Far East Plaza, 6pm-10pm.

**5** **"The Undiscovered Chinatown"**  
**Walking Tour**  
10:30am-1:00pm, \$20/person  
(213) 680-0243 for reservations

## DECEMBER

**1** **Chinatown After Dark**  
Far East Plaza, 6pm-10pm.

**3** **"The Undiscovered Chinatown"**  
**Walking Tour**  
10:30am-1:00pm, \$20/person  
(213) 680-0243 for reservations

**2017**

## JANUARY

**5** **Chinatown After Dark**  
Far East Plaza, 6pm-10pm.

**7** **"The Undiscovered Chinatown"**  
**Walking Tour**  
10:30am-1:00pm, \$20/person  
(213) 680-0243 for reservations

**27** **Chinese New Year's Eve Midnight Ceremony**  
9pm-12am, Thien Hau Temple, 750 Yale Street

**28** **Chinese New Year - Year of the Rooster**

## FEBRUARY

**1** **Chinatown After Dark**  
Far East Plaza, 6pm-10pm.

**4** **"The Undiscovered Chinatown"**  
**Walking Tour**  
10:30am-1:00pm, \$15/person  
(213) 680-0243 for reservations

**Chinese New Year Festival**  
12-8p, Central Plaza & West Plaza

**118th Ann. Golden Dragon Parade**  
1-3:30p, Along Broadway & Hill St.

For more info, or to submit your event to the calendar, please write to  
[info@chinatownla.com](mailto:info@chinatownla.com)

## PHONE NUMBERS

BID Office 213-680-0243

Non-Emergency Public Service: 311

Chinatown BID Patrol 213-923-2986

Police & Emergency 911

## LOS ANGELES CHINATOWN BUSINESS COUNCIL Board of Directors 洛杉磯華埠商議會理事會

**Amnaj Bholsangngam**  
Bamboo Plaza

**Edward De La Torre**  
California Endowment

**Frank Frallicciardi**  
Forest City Development

**Jason Fujimoto**  
Moy and Associates

**Tom Gilmore**  
Gilmore China Group

**De Young Kim**  
Dynasty Center

**Martin Lee**  
1200 North Spring Street

**Scott Lee**  
Summit Western Limited

**David Louie**  
LA County Regional Planning  
Commissioner

**Ron Louie**  
K.G. Louie

**Thomas Majich**  
Arroyo Hill Development/Redcar Properties

**Tony Quon**  
Quon Bros Grand Star

**Alexis Readinger**  
931 Chung King Road

**Osceola Refetoff**  
Chungking Studio/975 Chung King Rd

**Mee Secmcken**  
Mission Rft Sr LLC

**Wayland Tam**  
East Wind Foundation for Youth

**Wilson Tang**  
Cathay Bank

**George Yu**  
Macco Investments Corp

## GET INVOLVED

Please join us at one of the following meetings and see how you can participate and be involved in the Chinatown Business Improvement District!

### Executive Committee

3<sup>rd</sup> Thursday of the month,  
at 12:15 pm

### Board Meeting

4<sup>th</sup> Thursday of odd months,  
at 12:00 noon\*  
\*November board meeting moved to  
December 4th due to Thanksgiving.

For additional information, please email  
[info@chinatownla.com](mailto:info@chinatownla.com) or call the BID  
office at (213) 680-0243



## 商業發展區會議時間表

本會呼籲華埠各界人士參與華埠商業發展區的各項工作,敬請踴躍參加本會各委員會會議

### 執行委員會

每月第三個星期四下午12時15分

### 理事會

逢單月第四個星期四中午12時\*

\*十一月份理事會因感恩節改期於十二月四日

詳情查詢請電郵[info@chinatownla.com](mailto:info@chinatownla.com)  
或致電BID辦事處(213) 680-0243

## 華埠商業發展區簡訊

# EXCHANGE

FOURTH QUARTER 2016 | OCT NOV DEC

## CicLAvia

CicLAvia, Heart of Downtown, traversed approximately 6 miles of Downtown Los Angeles on Oct 16th, 2016. The event drew massive crowds throughout the day down the city's urban streets and highlighted activity at four different hubs along the route - MacArthur Park, Grand Park, Mariachi Plaza, and of course, Chinatown.

The Chinatown hub was themed around a playground vibe, encouraging cyclists to stop and enjoy jump rope, tetherball, giant board games, and other classic recess favorites. Chinatown merchants were encouraged to take advantage of the high volume of pedestrians in the community to engage potential new clients. Central Plaza hosted live music with local bands as well as a craft beer garden featuring Southern California breweries. Many restaurants offered menu specials and unique items to mark the occasion.

Not only was the Chinatown Hub a popular destination during the event, Chinatown merchants were additionally highlighted during the official CicLAvia after-party held at General Lee's and catered by a selection of Chinatown restaurants. CicLAvia also generously donated eight children's bicycles and helmets to Chinatown area families through Castelar Elementary School. The successful annual event brought well over a hundred thousand people through Los Angeles Chinatown; CicLAvia and the Chinatown Business Improvement District look forward to more successful programming for years to come.



Instagram Photo by @pinksysticks

# METRO BIKE SHARE

Metro has launched Metro Bike Share with multiple Chinatown locations. Current Bike Shares are available at Figueroa/Cesar Chavez, Hill/College, New High/Ord, and of course, at the Gold Line Station at Spring/College. Walk-Up rates are \$3.50 per 30 minutes of usage, and bikes can be returned to any Metro Bike Share location in the network. There are over 50 stations across Downtown Los Angeles to help users quickly and efficiently travel between destinations. Regular users can choose Flex Pass or Monthly Pass options for heavily discounted rates.

TAP cards are required to use Metro Bike Share. Remember to wear a helmet and stay safe!



LOS ANGELES CHINATOWN BUSINESS COUNCIL [www.chinatownla.com](http://www.chinatownla.com)

727 N. Broadway, Suite 208, Los Angeles, CA 90012 | t 213-680-0243 f 213-617-3298

NEW RESTAURANT ALERTS

After months of anticipation, **Lao Tao Taiwanese Street Food** soft-opened in September and held its Grand Opening in early October. Popular menu offerings include their Beef Ban Mian - noodles tossed with slow cooked beef and veggies and a savory condensed broth-sauce, and their hand-wrapped wontons. Hand-made baos are available on their “secret menu” during the weekends. Yelpers also rave about the exotic Century Egg Tofu Salad made with thousand year old egg, and topped with pork floss and a spicy oil dressing. Lao Tao is open 11:00am - 9:00pm Tuesday through Sunday, although there is a break in service between 3:00pm - 5:30pm on weekdays while weekends offer service through all operating hours. Follow Lao Tao on instagram at [instagram.com/laotaastreet-food](https://www.instagram.com/laotaastreet-food) and visit them at 727 N. Broadway Suite 207, Los Angeles CA 90012.



In mid-October, famed restaurateur and author Eddie Huang took Los Angeles by storm with a surprise announcement of **BaoHaus**’s first West Coast location to be opened in Chinatown. The freshly renovated space at Far East Plaza greeted customers for business with lightening speed, opening its doors in early November. BaoHaus serves both its eponymous “gua bao” Taiwanese steamed bun sandwiches, as well as rice bowls and taro fries. Protein options range from the traditional pork belly and tofu to the creative “Fried Fish Bao” with fried fish fillet and tartar sauce. BaoHaus is open for lunch seven days a week from 11:00am - 4:00pm, and offers dinner service on weekdays 6:00pm - 10:00pm. Visit BaoHaus at 727 N. Broadway Suite 130, Los Angeles, CA 90012.

NEW BUSINESSES

Elena Manferdini opened **Atelier Manferdini Gallery** with her first exhibit Ink on Mirror. The show featured select drawings as well as architectural models and ran Sept. 17 to Oct. 4 at 443 Jung Jing Road in Chinatown’s Central Plaza. Ms. Manferdini has over 15 years of experience in education, art, architecture, and design and currently serves as Graduate Program Chair at the renowned SCI-Arc.

Lighting up Blossom Plaza is **Eastern Projects** - a contemporary pop-up gallery on the ground floor of Chinatown’s newest mixed use development. Eastern Projects is the first piece in a 20,000 sq. ft. ground floor retail experience through the plaza’s connection from Broadway to the Gold Line Station. The gallery space will host rotating shows curated around different themes lasting from four to six weeks. The first exhibit features local artists and Chicano art. The gallery is helmed by artist Rigo Jimenez and photographer Hussein Katz.



Photo Credit: blossomplazala.com



Photo Credit: Eastern Projects

社區日曆

| 十月  |  |
|---|--|
| 1   | 發現華埠遊<br>上午10:30至下午1時，每人\$20元<br>預約請電(213) 680-0243  |
| 6   | 夜遊華埠<br>遠東廣場, 晚上6點至10點。  |
| 16  | CicLAvia 華埠中轉站<br>上午9點—下午5點<br><a href="http://www.ciclavia.org/">www.ciclavia.org/</a> 查詢   |
| 十一月   |  |
| 3   | 夜遊華埠<br>遠東廣場, 晚上6點至10點。  |
| 5   | 發現華埠遊<br>上午10:30至下午1時，每人\$20元<br>預約請電(213) 680-0243  |
| 十二月   |  |
| 1   | 夜遊華埠<br>遠東廣場, 晚上6點至10點。  |
| 3   | 發現華埠遊<br>上午10:30至下午1時，每人\$20元<br>預約請電(213) 680-0243  |
| 2017 一月   |  |
| 5   | 夜遊華埠<br>遠東廣場, 晚上6點至10點。  |
| 7   | 發現華埠遊<br>上午10:30至下午1時，每人\$20元<br>預約請電(213) 680-0243  |
| 27  | 華埠天后宮農曆除夕、新年活動<br>晚上9時至凌晨12時。耶魯街750號。<br>舞獅、上香祈福。免費入場  |
| 28  | 農曆新年 - 雞年  |
| 二月  |  |
| 1   | 夜遊華埠<br>遠東廣場, 晚上6點至10點。  |
| 4   | 發現華埠遊<br>上午10:30至下午1時，每人\$15元<br>預約請電(213) 680-0243<br>華埠文娛活動<br>時間待定，中山像廣場及重慶路。<br><a href="http://www.chinatownla.com">www.chinatownla.com</a> 查詢<br>第一一八屆金龍大遊行<br>(下午1點開始) 華埠曉街和百老匯街。 |
| 若希望查詢詳情或提交你的活動到此社區日曆，請寄電子郵件到 <a href="mailto:info@chinatownla.com">info@chinatownla.com</a> |  |
| PHONE NUMBERS   |  |
| 本會辦事處   | 213-680-0243   |
| 非緊急事件報案   | 311  |
| 華埠巡邏隊   | 213-923-2986   |
| 警局、消防、救護車及緊急事件  | 911  |



Rita Moreno <rita.moreno@lacity.org>

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## Re: March 2017 ChinaTown Payment Report

2 messages

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**George Yu** <geoyu28@aol.com>

Fri, Mar 17, 2017 at 1:04 PM

To: Harvey Toi <toi.harvey@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Cc: Jose Flores <jose.flores@lacity.org>, Cristina Flores <cristina.flores@lacity.org>, Lan Gieng <langiengusa@gmail.com>

Good afternoon all,

Pls note that all email reports, disbursements should be sent to myself and cc: Lan Gieng.

Thank you

George Yu  
Chinatown BID  
213 591-1082

On Mar 17, 2017, at 11:52 AM, Harvey Toi <toi.harvey@lacity.org> wrote:

Hello,  
I have attached your copy of the Payment Report for ChinaTown.

Thank you.

Toi Harvey  
Senior Administration Clerk  
City Clerk- Special Assessment Unit  
(213) 978-1099

<ChinaTown 2016 2017 Payment Report.pdf>

---

**Harvey Toi** <toi.harvey@lacity.org>

Fri, Mar 17, 2017 at 1:14 PM

To: George Yu <geoyu28@aol.com>

Cc: Rita Moreno <rita.moreno@lacity.org>, Jose Flores <jose.flores@lacity.org>, Cristina Flores <cristina.flores@lacity.org>, Lan Gieng <langiengusa@gmail.com>

Ok, I will note it.

Thank you.

[Quoted text hidden]

--

Toi Harvey  
Senior Administration Clerk  
City Clerk- Special Assessment Unit  
(213) 978-1099



Rita Moreno <rita.moreno@lacity.org>

---

## Chinatown BID Board mtg Thursday, 3/23/17 12:00noon

1 message

---

George Yu <geoyu28@aol.com>  
To: Rita.Moreno@lacity.org

Mon, Mar 20, 2017 at 6:36 PM

Hello,

Please find below the Chinatown BID Board Agenda for this Thursdays Board mtg.

Regrets only please for head count.

**LA Chinatown Business Improvement District (BID)  
Board of Director's Meeting  
Thursday, March 23, 2017  
FEP Suite 212 @ 12:00 PM**

**AGENDA**

1. Public Comments
2. Approval of previous Minutes
3. Zero Waste LA Franchise System (Miguel Zermeno/LASAN)
4. Chinatown Development/Projects Update
  - LASHP Grand Opening 4/22/17 & 2017 Planned Events
  - College Station, 129-135 W College Street
  - Redcar Properties Development 643-649 North Spring
  - 211 Alpine Street (Hamid Behdad, P.E.)
  - Johnson Fain 1201 N Broadway
5. New Businesses/CUB Updates
  - Apiary 639 N Broadway
  - Baby's All Right 1729 Naud St, Los Angeles, CA 90012
  - Far East Plaza Master CUB
6. Chinatown Marketing/2017 Events Update
  - Chinatown Summer Nights, 1<sup>st</sup> Saturdays 7/1, 8/5, 9/2
  - 79<sup>th</sup> Annual Chinatown Moon Festival 10/7/17
7. Chinatown Quality of Life Update
  - Graffiti Abatement
  - Cesar Chavez/Spring Street
  - LAHSA Count
8. Adjournment

**Far East Plaza  
727 N. Broadway, Suite 212  
Los Angeles, CA 90012**

\*Validated Parking in Far East Plaza parking garage below building

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
213 591-1082



Rita Moreno <rita.moreno@lacity.org>

---

## Re: Government and Public Agencies Report April 2017

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>  
Cc: Jose Flores <jose.flores@lacity.org>

Tue, Apr 18, 2017 at 10:00 AM

George,

Forest City Blossom Plaza LP was billed for 2017 on March 16, 2017. We will be billing them a pro-rated amount for 2016. I'll let you know the amount as soon as I find out.

Rita

On Tue, Apr 18, 2017 at 8:45 AM, Rita Moreno <rita.moreno@lacity.org> wrote:

Hi George,

We're following up on this and will get back to you. The issue is determining who pays what since it's a private development on public land. Staff conducted the research and I believe management is making the determination.

Rita

P.S. The APN is 5414-013-901 (you transposed the "1" and the "3")

On Mon, Apr 17, 2017 at 1:40 PM, George Yu <geoyu28@aol.com> wrote:

Good afternoon,

Please advise when Forest City Blossom Plaza LP 5414-031-901 (900 N Broadway), will be billed and why it hasn't been billed yet?

George Yu  
Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

-----Original Message-----

From: Cristina Flores <[cristina.flores@lacity.org](mailto:cristina.flores@lacity.org)>  
To: Los Angeles Chinatown <[info@chinatownla.com](mailto:info@chinatownla.com)>; geoyu28 <[geoyu28@aol.com](mailto:geoyu28@aol.com)>; langiengusa <[langiengusa@gmail.com](mailto:langiengusa@gmail.com)>  
Sent: Mon, Apr 17, 2017 12:52 pm  
Subject: Government and Public Agencies Report April 2017

Good afternoon,

The attached 2016/2017 Government and Public Agencies Report is for your information.

If you have any questions or comments, please contact our office.

Thank you,

--

**Cristina Flores - Sr. Administrative Clerk**  
*Department of the City Clerk | Special Assessments Section*

| (213)978-1099

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

---

## City Clerk Transmittal 11/28/2016 for \$1,427.14

4 messages

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Mon, May 8, 2017 at 8:50 AM

Good Morning George,

I've been reviewing the transmittals for 2016 and 2017 (YTD) and found the attached for your confirmation of payment.

If you have not previously invoiced us, please do so and attach the transmittal.

Thank you.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



---

 **Chinatown Transmittals.pdf**  
492K

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Mon, May 8, 2017 at 9:04 AM

Sorry, George. I forgot about the second transmittal dated 4/20/2017 for a total disbursement of \$61,073.60. Please also confirm whether you have invoice us for that amount.

Thanks.

[Quoted text hidden]

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Fri, May 19, 2017 at 5:19 PM

Hi George,

I received the invoices today. I'm putting them through, but I need the BID's 2016 Financial Statement. Let me know an approximate date of submission so that I can give you an extension.

Thanks!

Rita

[Quoted text hidden]

---

**George Yu** <geoyu28@aol.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Fri, May 19, 2017 at 5:43 PM

End of month.

Thank you,

George Yu  
Chinatown BID  
213 591-1082

[Quoted text hidden]

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

---

***FACSIMILE TRANSMISSION COVER SHEET***

---

**DATE:** 11/18/2016

**TO:** George Yu, Executive Director

**FAX NO.** (213) 617-3298

**FROM:** Maria Gomez, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

1 Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

---

**District Name:** LA CHINATOWN

**Account No.:** 18962

County Remittance for 10/2016

0.00

Accrued Interest 7/1/16-9/30/16

1,427.14

Available for Reimbursement

\$1,427.14

---

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---

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

***FACSIMILE TRANSMISSION COVER SHEET***

**DATE:** 4/20/2017

**TO:** George Yu, Executive Director

**FAX NO.** (213) 617-3298

**FROM:** Thomas Nelson, Accounts Payable

**SUBJECT:** BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet

Sent from fax number: (213) 978-1130

To request a retransmission, please call: (213) 978-1099

**District Name:** LA CHINATOWN

**Account No.:** 18962

|                                     |                    |
|-------------------------------------|--------------------|
| City Parcel Payments 3/13/17        | 27,036.87          |
| SAS Collections 3/1/2017 to 3/31/17 | 34,036.73          |
| <b>Available for Reimbursement</b>  | <b>\$61,073.60</b> |

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**AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER**



Rita Moreno <rita.moreno@lacity.org>

## Fwd: LAPD Police Commission Street Patrol Permit

Rita Moreno <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Fri, Jun 2, 2017 at 3:55 PM

Got it, but I don't think it's a BTRC, rather a "Street Patrol Officer Permit" that is issued by the Police Commission via the Office of Finance for the temporary permit while the background check is being conducted.

On Fri, Jun 2, 2017 at 12:21 PM, George Yu <geoyu28@aol.com> wrote:

I stand corrected as there was an email but I/we did not understand it as all officers had to individually obtain a City BRTC.

George Yu  
Executive Director  
Los Angeles Chinatown BID  
213 591-1082

-----Original Message-----

From: Eugene Shin <36191@lapd.online>  
To: miguel <miguel@artsdistrictla.org>; marcie <marcie@marcieps.com>; monica <monica@lani.org>; mpaterson <mpaterson@canogaparkcal.com>; bowerssons <bowerssons@sbcglobal.net>; sbilger <sbilger@centurycitybid.com>; exec <exec@chatsworthchamber.com>; sholley <sholley@downtownla.com>; leron <leron@hollywoodchamber.net>; susanlevi <susanlevi@labids.org>; rena <rena@fashiondistrict.org>; steve <steve@urbanplaceconsulting.com>; lhughes <lhughes@gatewaytola.org>; geoyu28 <geoyu28@aol.com>; kramsey <kramsey@communitybuild.org>; jessica <jessica@southpark.la>; mistyli <mistyli@aol.com>; blair <blair@historiccore.bid>; kerry <kerry@hollywoodbid.org>; lisa <lisa@mediadistrict.org>; tom <tom@metropolitanholding.com>; board <board@visitlittletokyo.com>; ntanouye <ntanouye@latourism.org>; serrancochilipepper <serrancochilipepper@yahoo.com>; laurie <laurie@palisadesbid.org>; lparker <lparker@sanpedrobid.com>; vicki <vicki@villageatshermanoaks.com>; john <john@thescbd.com>; joe <joe@hollywoodbid.org>; kadedo <kadedo@earthlink.net>; duckworth.donald <duckworth.donald@gmail.com>; andrew <andrew@westwoodvillagedistrict.com>; wilmingtonchamber <wilmingtonchamber@wilmington-chamber.com>; mike <mike@wilshirecenter.com>; sheila <sheila@westwoodvillagedistrict.com>; matthew <matthew@hollywoodbid.org>; laura <laura@southpark.la>; duke <duke@scoreproperties.com>; ericeban <ericeban@gmail.com>; ezorensky <ezorensky@udorealestate.com>; aaron <aaron@urbanplaceconsulting.com>; pmacjennett <pmacjennett@latourism.org>; erin.dolan <erin.dolan@dolanknight.com>; jim <jim@mediadistrict.org>; noah <noah@historiccore.bid>; jose <jose@fashiondistrict.org>; nicole <nicole@hollywoodchamber.net>; juliannakf <juliannakf@gmail.com>; knakano <knakano@streetplus.net>; jadams <jadams@andrewsinternational.com>; apaterson <apaterson@gss1944.com>; jcabrera <jcabrera@allamericanprotective.com>; serge <serge@securitechguards.com>; Banyon.Hutter <Banyon.Hutter@aus.com>  
Cc: Ernesto Vicencio <35039@lapd.online>  
Sent: Thu, Dec 1, 2016 9:16 am  
Subject: LAPD Police Commission Street Patrol Permit

Good morning,

I apologize for not responding earlier, I have received numerous emails and calls regarding this matter and I thank you for your response. This was recently added to several projects that I am already working on simultaneously so I also thank you for your patience. This letter applies to security businesses, but I am sending this out to all BID operators to keep all of you informed. I am also sending this out to answer all questions and concerns that you may have. I received numerous emails and voicemails and I feel this is the most efficient way to answer your questions.

### Background:

*The Los Angeles Police Commission, Commission Investigation Division is the regulatory arm of the Police Commission with respect to processing, issuance, investigation, enforcement and discipline of Police Commission permits. The board issues 52 permits for businesses requiring regulation, including private patrol services & street patrol officers.*

### Section 52.34(b)(1) LAMC – Private Patrol Service:

*It shall be unlawful to engage in the business of maintaining or operating any private patrol service in the City of Los Angeles without first obtaining a license as required by the State of California and a permit from the City.*

Most if not all of you should have a Police Commission Permit for private patrol services (P664) described above. If not, we can help you out with obtaining a Police Commission Permit. All of you should already be in the process of renewing your police commission permit which expires at the end of the year. **If you do not have this permit, please let me know ASAP.**

**The following sections will apply to your officers:**

There are a total of 42 BIDs throughout the city contracting security guards from several agencies and I am tasked with registering all street patrol officers individually with the Police Commission. The Police Commission determined that individual street patrol officers working BID must register for a permit due to the fact that these officers regularly provide street patrol services in public place.

**Section 52.34(a)(2) LAMC – Definition of a Street Patrol Officer:**

*The term “street patrol officer” shall mean any person who performs for a private patrol service the duties of a uniformed guard or uniformed patrol officer or any of the duties described in subdivision (a)(1) by street patrol service utilizing foot patrol, motor patrol, or other means of transportation in public areas, City streets, or public thoroughfares. This definition shall not apply to uniformed guards or uniformed caretakers employed by an entity other than a private patrol service, such as by industrial plants, department stores, community associations, or private clubs wherein said function does not require patrolling from one location to another by use of a City street, nor shall it apply to persons employed by such an entity solely in connection with the commercial, public, or professional business of such an entity.*

**Section 52.34(c)(1) LAMC – Registration of Street Patrol Officer:**

*It shall be unlawful for any person to perform the duties of a street patrol officer in the City of Los Angeles without first obtaining a Guard Registration card as required by the State of California and registering with the City. Upon the registration being accepted by the City, the Board of Police Commissioners may issue a permit which shall be subject to all of the provisions of Chapter 10 of this Code, including all the rights, regulations, and due process procedures contained therein. The Board of Police Commissioners shall retain street patrol officer permits in its files.*

Due to the fact that your officers fall under the above definitions, they must register and obtain a permit from us.

Here is a brief overview of the process of registering your officers:

- Employer will email me a list of officers working BID upon my request. I will then conduct a thorough background check of each applicant and notify employer if there are any issues with the applicant.
- I will contact each applicant to come to LAPD headquarters to provide requested documentation and register with the Office of Finance to obtain a temporary permit. Applying and obtaining a street patrol officer permit is free of charge and this process takes less than one hour for each individual.
- Upon approval, applicant will be mailed their Street Patrol Officer permit. This is a one time registration process and will apply for the 2017 calendar year. Renewal will be done by mail at the end of the year. Failure to renew by end of 2017, applicant will have to redo the entire registration process.

**I am still composing a list of all the security companies providing services for BID. In the near future, I will email you individually on detailed instructions on what I will need to start the application process with your officers. This will take some time on our side so for now, please wait for further instructions via email.**

**About half of the BIDs responded with the security information. If you (BID Operator) have not emailed me your security info yet, please do so by today. Thanks.**

**Street Plus LLC** – Can you email me the list of BIDs that your officers participate in? Thank you for your time.

Officer Eugene Shin #36191  
Los Angeles Police Department  
Commission Investigation Division  
100 W 1<sup>st</sup> St, Room #147  
Los Angeles, CA 90012  
[213-996-1278](tel:213-996-1278)  
[36191@lapd.online](mailto:36191@lapd.online)

Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

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## LAPD Mandatory Registration Mtg for BID Security Officers

---

George Yu <geoyu28@aol.com>  
To: rita.moreno@lacity.org

Fri, Jun 2, 2017 at 4:24 PM

I believe Allied Universal is the largest security service provider in the world. The officers are employees, not independent contractors, and are all individually licensed and certified and AUS has their own BTRC as a company.

I have requested AUS respond and will forward as a FYI.

-----Original Message-----

From: Rita Moreno <rita.moreno@lacity.org>

To: George Yu <geoyu28@aol.com>

Sent: Fri, Jun 2, 2017 3:48 pm

Subject: Re: LAPD Mandatory Registration Mtg for BID Security Officers

Hi George,

I'm new to this issue, but know that Allied Universal is responsible for obtaining the BTRC, which covers the company. However, if Allied considers the Security Officers as independent contractors and treats them as such, then each Security Officer is responsible for obtaining a BTRC.

Thanks for the info.

Rita

On Fri, Jun 2, 2017 at 11:19 AM, George Yu <geoyu28@aol.com> wrote:

Good morning Rita,

I know this is not under your purview but wanted to share with you that our BID officers had to attend a mandatory registration mtg at the police administration bldg this Thursday and Friday. Allied Universal is our private security contractor and all officers are licensed and registered. To have each individual officer apply for their own individual BTRC is a ridiculous policy and I never received notice of this from the City. How can we comply if we are not notified?

Please see link below on what lead up to this.

<http://michaelkohlhaas.org/wp/category/business-improvement-districts/hollywood-property-owners-alliance/hollywood-bid-patrol/>

Thank you,

GY

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

---

## 2018 Assessment Data Past Due

---

**Rita Moreno** <rita.moreno@lacity.org>

Wed, Jun 7, 2017 at 8:48 AM

To: George Yu <geoyu28@aol.com>, "kadedo@earthlink.net" <kadedo@earthlink.net>, Donald Duckworth <duckworth.donald@gmail.com>

Good Morning All:

Just want to remind you to submit your 2018 Assessment Data to Dennis Rader at your most earliest opportunity. If you need an extension, please let us know when we can expect to receive it.

Thanks and have a wonderful day.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

---

## 2nd Quarter Report & Newsletter

2 messages

---

**George Yu** <geoyu28@aol.com>  
To: rita.moreno@lacity.org

Mon, Jul 31, 2017 at 6:48 PM

Good evening,

I trust and hope all is well, please find attached.

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
213 591-1082

---

### 2 attachments

 **Chinatown\_2017\_2ndQtrRpt.pdf**  
459K

 **CBID2QT2017.pdf**  
664K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Tue, Aug 1, 2017 at 9:43 AM

Hi George,

All is well; hope the same with you.

Thank you!

Rita

[Quoted text hidden]

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130

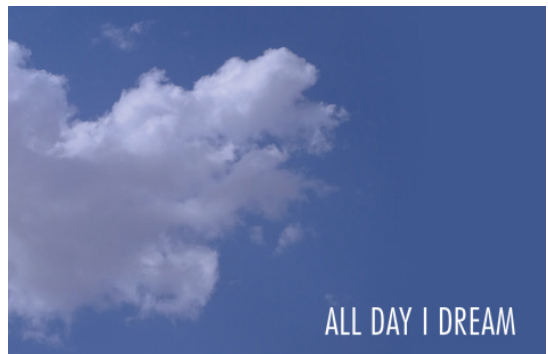


**Los Angeles Chinatown Business Improvement District**  
**Second Quarter Report**  
**April–June 2017**

**2<sup>nd</sup> Quarter Operating Summary**

**District Identity**

- The “**Undiscovered Chinatown Tour**” The 2.5 hour tour, the 1.5 hour highlighted tours, continues to be effective in introducing many new and returning visitors to historic Los Angeles Chinatown especially around the Chinese New Year celebration. We continued to receive many positive feedbacks from individuals and groups who attended the tour and have found it enlightening. **222** people participated in the tour in the second quarter.
- The **Chinatown After Dark** continues on the 1<sup>st</sup> Thursdays of every month at Far East Plaza on April 6<sup>th</sup>, May 4<sup>th</sup> and June 1<sup>st</sup>. Chinatown After Dark continues to promote Chinatown as an evening destination for dining and entertainment. Chinatown After Dark features open air dining, pop up restaurants and dj music and movie projection for a mellow weeknight affair.
- The **Los Angeles State Historic Park** celebrated its Grand Opening on Saturday, April 22, 2017 to coincide with the celebration of Earth Day. Elected officials including Mayor Eric Garcetti, Governor Jerry Brown, Councilman Gil Cedillo, and Assemblymember Jimmy Gomez welcomed the community into the 32 acre public green space. East Wind Lion Dance Troupe and Shaolin Temple Cultural Center, both of Chinatown, were also featured in the Opening Ceremonies. Los Angeles’s first urban State Park offers breathtaking views of the Downtown Los Angeles skyline and is immediately adjacent to a Metro Gold Line Station. LASHP now features jogging/walking paths, mature landscaping, an observation deck, a permanent Ranger Station and permanent restrooms. Multiple event sites throughout the park, including an amphitheatre, are available for special events. Park Hours are from 7:30am to sunset.
- Chinatown BID assisted with “**All Day I Dream of L.A. Rays**” event that took place on Sunday, June 11, 2017 from 2pm-10pm on Gin Ling Way in Central Plaza. All Day I Dream parties began on a baking Brooklyn rooftop back in 2011 and have since become an international sensation, spurred on by Lee Burridge's signature technicolor emotionalism, the sort that's all too rare in the current electronic music scene. This event featured Lee Burridge and Hoj on their guided musical adventure from day to dusk.



Los Angeles Chinatown Business Improvement District  
Second Quarter Report  
April-June 2017  
Page 2

- The 8<sup>th</sup> annual **Chinatown Summer Nights** series are underway. Dates are the 1st Saturdays in July, August and September. Media Sponsorship by KCRW and LA Weekly, with bands being curated by Kevin Bronson of buzzbandla.com. Elements included this year will have: music, food trucks, vendors, family workshops, culinary stage, etc. The July 1<sup>st</sup> event will feature KCRW DJ's Jason Bentley and Aaron Byrd and the ScrapKins "Junk Re-Thunk" - Flying Parachutes that turn the ordinary into the extraordinary! ScrapKins creator, Brian Yanish, will host a hands-on interactive building experience to create an amazing toy using simple recycled materials.



- **Filming in Chinatown:** BID continues to work with the Film LA Inc. to direct production companies to our office in the hopes of locating potential sites and utilizing Chinatown locations. Filming such as Food Paradise, Point Production still shoot, Project Launch, Swedish Commercial

### Sidewalk Operations and Beautification

**LA Conservation Corp (LACC)** continues to be contracted by BID to provide maintenance service for the district.

- The LACC clean and green crew and BID contractors continues to keep the Chinatown properties free of graffiti with graffiti removal occurring less than 24 hours after notification by BID contractors.
- The BID continues to provide 24 hours of daily sidewalk sweeping and maintenance. 10,738 bags of trash are disposed of daily into the Trash Compactor located at the Far East Plaza, 727 North Broadway, Los Angeles. The Tennant Litter Hawk and M2 Auto Scrubber are scheduled to cover all sidewalks on a routine basis.
- Daily maintenance included sidewalk sweeping, graffiti removal, and the picking up of illegal dumping.
- Additional maintenance deployment scheduled as required for the various special events (i.e. Midnight Temple Ceremony, Chinese New Year celebration and Firecracker 5K/10K Run, Chinatown Summer Nights, Moon Festival, etc.)

**Allied Universal Services** continues to be contracted by BID to provide security service for the district.

- Allied Universal to provide 40 hours of private security patrol 24 hours daily. Day shift starts at 6:00 am with a second officer starting at 8:00 a.m. Afternoon/evening shift starts with two officers at 2:00 p.m. to 10:30 p.m. The overnight shift is a mobile officer starting at 10:30 p.m. to 6:00 a.m.
- By continuing to maintain direct communications with LAPD, LASD who is contracted to provide security to the Gold Line and DASH stops, CBO's, merchants, Family Associations and residents, public safety, awareness and morale within the Chinatown community is at an all time high.

Los Angeles Chinatown Business Improvement District  
 Second Quarter Report  
 April-June 2017  
 Page 3

- Allied Universal Services personnel continue to attend the weekly Tuesday morning Crime Analysis Detail (CAD) meetings held at the LAPD Central Area Station that allows the BID security team to interact and exchange valuable information with LAPD officers and commanders. Monthly Central Area Community Policing Advisory Board (CPAB) meetings held on the first Wednesday of each month were attended by George Yu. Monthly CPAB 1A1, Little Tokyo, El Pueblo, and Chinatown area, meetings attended by Preferred Response. The CPAB 1A1 meetings were directed by the Chinatown Public Safety Association (CPSA) and involved more of the neighborhood watch groups in the area. By maintaining constant direct communications with LAPD, CBO's, merchants, Family Associations and residents, public safety and morale within the Chinatown community is at an all time high.

**Administration and Corporate Operations:** Included costs, but not limited to, are 1) staff and administrative costs, 2) insurance, 3) office related expenses and 4) financial reporting.

Carmody, Meach & Choo, LLP, continues to provide accounting services for the Chinatown BID.

**2<sup>nd</sup> Quarter Expenses**

| Budget Line Item                        | Budget Allocation     | Total Expended this Quarter | Total Expended Year-to-Date | Projected Remaining for the Year |
|---|-----------------------|-----------------------------|-----------------------------|----------------------------------|
| Sidewalk Operations and Beautification  | \$997,570.78          | \$240,276.63                | \$488,229.91                | \$509,340.87                     |
| District Identity                       | \$347,859.00          | -\$11,482.08                | \$83,638.25                 | \$264,220.75                     |
| Administration And Corporate Operations | \$296,264.00          | \$62,088.64                 | \$142,857.42                | \$153,406.58                     |
| Contingency/City Fees/Reserve           | \$146,134.00          | \$10,704.12                 | \$21,483.24                 | \$124,650.76                     |
| <b>TOTAL</b>                            | <b>\$1,787,827.78</b> | <b>\$301,587.31</b>         | <b>\$736,208.82</b>         | <b>\$1,051,618.96</b>            |

**NEIGHBORHOOD AND BUSINESS IMPROVEMENT DISTRICTS**  
**QUARTERLY STATISTICS FOR MAYOR'S COMSTAT REPORT**

| <b>CATEGORY</b>            | <b>TOTAL FOR QUARTER</b> | <b>CUMULATIVE TOTAL</b> |
|----------------------------|--------------------------|-------------------------|
| Public Safety Incidents    | 10,363                   | 19,034                  |
| Trash Bags/Tons removed    | 10,738bags/ 79tons       | 23,090 bags/175 tons    |
| Bulky Items Removed        | 368                      | 857                     |
| Graffiti Removed           | 629                      | 1,123                   |
| Weeded Areas               |                          |                         |
| Citizen Contacts           | 618                      | 991                     |
| Merchant Contacts          | 534                      | 1,163                   |
| Spaces for Lease           |                          |                         |
| Spaces leased              |                          |                         |
| New Business               |                          |                         |
| Trees Maintained           | 9650                     | 18,710                  |
| Alleys Maintained          | 900                      | 1,800                   |
| Pressure Washing (Sq. Ft.) | 138,450                  | 229,780                 |

## EVENTS

### APRIL

**1** "The Undiscovered Chinatown" Walking Tour (10:30am-1:00pm), \$20 per person. (213) 680-0243 for reservations.

### MAY

**6** "The Undiscovered Chinatown" Walking Tour (10:30am-1:00pm), \$20 per person. (213) 680-0243 for reservations.

### JUNE

**1** Chinatown After Dark Far East Plaza, 6pm-10pm.

**3** "The Undiscovered Chinatown" Walking Tour (10:30am-1:00pm), \$20 per person. (213) 680-0243 for reservations.

### JULY

**1** "The Undiscovered Chinatown" Walking Tour (10:30am-1:00pm), \$20 per person. (213) 680-0243 for reservations.  
**Chinatown Summer Nights** (5pm-midnite), Central Plaza & Mandarin Plaza

**6** Chinatown After Dark Far East Plaza, 6pm-10pm.

### AUGUST

**3** Chinatown After Dark Far East Plaza, 6pm-10pm.

**5** "The Undiscovered Chinatown" Walking Tour (10:30am-1:00pm), \$20 per person. (213) 680-0243 for reservations.  
**Chinatown Summer Nights** (5pm-midnite), Central Plaza & Mandarin Plaza

### SEPTEMBER

**2** "The Undiscovered Chinatown" Walking Tour (10:30am-1:00pm), \$20 per person. (213) 680-0243 for reservations.  
**Chinatown Summer Nights** (5pm-midnite), Central Plaza & Mandarin Plaza

**7** Chinatown After Dark Far East Plaza, 6pm-10pm.

For more info, or to submit your event to the calendar, please write to [info@chinatownla.com](mailto:info@chinatownla.com)

### PHONE NUMBERS

BID Office 213-680-0243

Non-Emergency Public Service: 311

Chinatown BID Patrol 213-923-2986

Police & Emergency 911

## LOS ANGELES CHINATOWN BUSINESS COUNCIL Board of Directors 洛杉磯華埠商議會理事會

**Amnaj Bholsangngam**  
Bamboo Plaza

**Edward De La Torre**  
California Endowment

**Jason Fujimoto**  
Moy and Associates

**Larry Jung**  
LA Chinatown Corporation

**De Young Kim**  
Dynasty Center

**Jennifer Kim**  
Blossom Plaza

**Marlin Lee**  
1200 North Spring Street

**Scott Lee**  
Summit Western Limited

**Ron Louie**  
K.G. Louie

**Daisy Ma**  
Chinese American Citizens Alliance

**Thomas Majich**  
Arroyo Hill Development/Redcar Properties

**Tony Quon**  
Quon Bros Grand Star

**Alexis Readinger**  
931 Chung King Road

**Osceola Refetoff**  
Chungking Studio/975 Chung King Rd

**Mee Secmcken**  
Mission Rft Sr LLC

**Wayland Tam**  
East Wind Foundation for Youth

**Wilson Tang**  
Cathay Bank

**George Yu**  
Macco Investments Corp

### GET INVOLVED

Please join us at one of the following meetings and see how you can participate and be involved in the Chinatown Business Improvement District!

#### Executive Committee

3<sup>rd</sup> Thursday of the month,  
at 12:15 pm

#### Board Meeting

4<sup>th</sup> Thursday of odd months,  
at 12:00 noon

For additional information, please email [info@chinatownla.com](mailto:info@chinatownla.com) or call the BID office at (213) 680-0243



### 商業發展區會議時間表

本會呼籲華埠各界人士參與華埠商業發展區的各項工作，敬請踴躍參加本會各委員會會議

#### 執行委員會

每月第三個星期四下午12時15分

#### 理事會

逢單月第四個星期四中午12時

詳情查詢請電郵 [info@chinatownla.com](mailto:info@chinatownla.com) 或致電BID辦事處 (213) 680-0243。

Our mission is to creatively plan, manage and facilitate the rebirth of historic Chinatown as a culturally defined, economically vibrant & socially engaging community.

我們的使命 是有創意地計劃、管理和促使充滿歷史的華埠之重建、使其成為一個文化經濟蓬勃和富有社會責任感的社區。



**LOS ANGELES  
CHINATOWN  
BUSINESS  
COUNCIL**

727 N. Broadway, Suite 208  
Los Angeles, CA 90012

### Follow Us

[f @LosAngelesChinatown](https://www.facebook.com/LosAngelesChinatown)

[t @LAChinatown](https://www.twitter.com/LAChinatown)

**BID EXCHANGE**  
SECOND QUARTER 2017

CHINATOWN  
BUSINESS  
IMPROVEMENT  
DISTRICT



華埠商業發展區簡訊

**EXCHANGE**

SECOND QUARTER 2017 | APRIL MAY JUNE

## COMMUNITY ADVISORY IMPOSTORS ARE SCAMMING LADWP CUSTOMERS BY PHONE

Persistent phone scammers are deceiving LADWP customers into paying non-existent water and power bills with threats of immediate service shut off. Don't fall victim to phone scammers posing as LADWP "collection" personnel.

- LADWP employees will NEVER ask for personal payment information over the telephone. They will never ask you to purchase pre-paid cash cards from a convenience store to pay your utility bill.

- Payment by telephone can ONLY happen through the Department's voice automated payment system, not with live employees. LADWP personnel do not accept payment information verbally over the telephone.

- If you receive a call asking for a cash card, credit card, person-to-person cash payment, or a request for any other personal information, hang up immediately and call the Los Angeles Police Department (LAPD) at 1-877-275-5273 or go to your local LAPD station.

- LADWP customers who want to inquire about their accounts should call 1-800-DIAL-DWP and speak to a customer service representative, or check online at [ladwp.com](http://ladwp.com) with no waiting time.

Safety and service excellence are of utmost importance to LADWP.

Victimization of our customers will not be tolerated. Impostors can expect to be prosecuted to the fullest extent of the law.

## Chinatown After Dark Returns!

Catch your favorite Chinatown chefs at Chinatown After Dark, a monthly event series returning on the First Thursdays of each month at Far East Plaza. Every First Thursday from 6pm-10pm, catch visiting chefs during special pop-ups and stop by your local merchants at Far East Plaza for special menu items. From Thai BBQ inspired tacos to matzo ball pho broth, traditional Chinese bone broth to mouthwatering grilled fresh corn, we've seen, and tasted,

it all at Chinatown After Dark.

Accompanying the exciting menu options, Chinatown After Dark also offers live music throughout the evening. The event is free of charge and suitable for all ages. For more information visit [www.facebook.com/ChinatownAfterDark](http://www.facebook.com/ChinatownAfterDark) and follow us on Instagram for event updates and announcements @LACHinatown.



LOS ANGELES CHINATOWN BUSINESS COUNCIL [www.chinatownla.com](http://www.chinatownla.com)  
727 N. Broadway, Suite 208, Los Angeles, CA 90012 | t 213-680-0243 f 213-617-3298

# LASA takes over Unit 120

Modern Filipino pop-up LASA had an acclaimed year of success during its residency at Unit 120 in 2016. This lead to their decision to turn the space into their permanent home. Following an interior renovation designed by Dana Benoit, brothers Chad and Chase Valencia now serve lunch and dinner five days a week from their space. Lunch consist of to-go bowls of either pancit noodles or rice with your choice of toppings. There are also several beverage options including whole, fresh, coconut. Service hours for lunch run Tuesday - Sunday, 11am - 3pm, and dinner hours run Wednesday - Sunday, 6pm - 10pm. Reservations for dinner are recommended.



## GRAND OPENING - Los Angeles State Historic Park

Los Angeles State Historic Park celebrated its Grand Opening on Saturday, April 22nd, 2017. Elected officials including Mayor Eric Garcetti, Governor Jerry Brown, Councilman Gil Cedillo, and Assemblymember Jimmy Gomez welcomed the community into the 32 acre public green space. East Wind Lion Dance Troupe and Shaolin Temple Cultural Center, both of Chinatown, were also featured in the Opening Ceremonies.

Los Angeles's first urban State Park offers breathtaking views of the Downtown Los Angeles skyline and is immediately adjacent to a Metro Gold Line Station. LASHP now features jogging/walking paths, mature landscaping, an observation deck, a permanent Ranger Station and permanent restrooms. Multiple event sites throughout the park, including an amphitheatre, are available for special events.

Park Hours are from 7:30am to sunset, 7 days a week. The Los Angeles State Historic Park is located at 1245 N. Spring St. and the parking lot entrance is also off of Spring St.



## Save the Date - Chinatown Summer Nights and Moon Festival

Chinatown Summer Nights returns in 2017 for three nights in July, August, and September. Join Los Angeles's best summer block party from 5:00pm - midnight on July 1, August 5, and September 2. As always, Chinatown Business Improvement District also presents the encore of our summer series - the Mid-Autumn Moon Festival. Celebrate the full Harvest Moon with us on Saturday, October 7, 2017.

### L.A. County Minimum Wage Increase

Attention Merchants - Please be advised of upcoming changes to City of Los Angeles minimum wage laws. In 2015, the Los Angeles City Council approved Ordinance 183612 which increased citywide minimum wages to \$15.00 per hour with a scheduled series of increases to achieve this goal by 2020 for employers with 26 or more workers. Employers with 25 or fewer workers must reach this goal by 2021. Effective July 1, 2017, City of Los Angeles (including Chinatown) Employers must increase minimum wages to \$12.00 per hour. An exception applies to employers with 25 or fewer employees where the minimum wage would only be \$10.50 per hour with the increase to \$12.00 per hour delayed until July 1, 2018.

Los Angeles Minimum Wage Schedule

| July 1 | 26+ workers | 25 or fewer |
|--------|-------------|-------------|
| 2016   | \$10.50     | NA          |
| 2017   | \$12.00     | \$10.50     |
| 2018   | \$13.25     | \$12.00     |
| 2019   | \$14.25     | \$13.25     |
| 2020   | \$15.00     | \$14.25     |
| 2021   | \$15.00     | \$15.00     |
| 2022   | INDEXED*    | INDEXED*    |

\*Beginning July 1, 2022, the rate will be adjusted to changes (if any) in the consumer price index.

### L.A. Citywide Minimum Wage Posting and Notice Requirements

Chinatown employers are required to display the new posting established by the Los Angeles Wage Enforcement Ordinance (Ordinance 183613) "in a conspicuous place" each and every July 1 for the foreseeable future.

L.A. Office of Wage Standards that employers must display the posting in both English and Spanish as well as "any other language spoken by at least five percent (5%) of the Employees at the workplace or job site". You may find postings in various languages at <http://wagesla.lacity.org>

Additionally, employers are required to provide each new employee the Employer's name, address, and telephone number in writing. In terms of record-keeping: the ordinance calls for a four-year retention of payroll records.

### Zero Waste Ordinance

*"Zero Waste LA Franchise System" and what does it mean for Chinatown Stakeholders?*

Zero Waste LA is a new public private partnership designed to address the 3-million tons of waste disposed annually by businesses, consumers and residents.

In April 2014, the Mayor and City Council approved the City of Los Angeles Board of Public Works to oversee a \$3.5 billion waste hauling contract establishing a new franchise system and delineating 11 zones split amongst seven waste haulers. Here in Chinatown in the Northeast Zone, the franchise rights were awarded to Universal Waste System Inc. (UWS Inc.). UWS is now the sole trash hauler for all commercial, industrial, and multi-family (5 units of more) sites in Chinatown. UWS was founded in 1986 and is one of Southern California's largest family owned and operated companies with 3 generations of legacy.

Under their contracts, UWS, Inc. will be required to submit monthly tonnage reports, by waste stream. The Sanitation Department will certify waste facilities used, and these facilities will also be required to submit monthly reports. The goal is to

ensure that more trash is recycled, rather than sent to landfills. The program is also seen as a way to reduce air pollution from truck traffic and increase environmentally friendly job opportunities. For Zero Waste LA franchise system customers, the rates will be transparent and predictable based upon the type of service chosen varying for container type, container quantity, frequency of collection and special collection services. Recycling collected at the same frequency as solid waste is included in the same rate, and recycling collected on additional collection days will have an additional cost. Organics collection will also be offered at a separate charge. Since solid waste collection will have a cost, it's an incentive to reduce the average Chinatown Stakeholder's bill. UWS's franchise rights will last 10 years, with two optional 5 year renewal terms and go into effect July 2017. It is fair to say that most Chinatown Stakeholders will see an increase in their bill. Other cities including Seattle and San Jose have moved to implement franchise waste zones in recent years and New York City is currently working with businesses to develop a similar system.

## 社區日曆

### 四月

1

發現華埠遊  
(上午10點半至下午1點)，每人20元。  
預約電話(213)680-0243。

### 五月

6

發現華埠遊  
(上午10點半至下午1點)，每人20元。  
預約電話(213)680-0243。

### 六月

1

夜遊華埠  
遠東廣場, 晚上6點至10點。

3

發現華埠遊  
(上午10點半至下午1點)，每人20元。  
預約電話(213)680-0243。

### 七月

1

發現華埠遊  
(上午10點半至下午1點)，每人20元。  
預約電話(213)680-0243。  
華埠之夜 (下午5時至凌晨12時)，免費。文華商場及中山銅像廣場。

6

夜遊華埠  
遠東廣場, 晚上6點至10點。

### 八月

3

夜遊華埠  
遠東廣場, 晚上6點至10點。

5

發現華埠遊  
(上午10點半至下午1點)，每人20元。  
預約電話(213)680-0243。  
華埠之夜 (下午5時至凌晨12時)，免費。文華商場及中山銅像廣場。

### 九月

2

發現華埠遊  
(上午10點半至下午1點)，每人20元。  
預約電話(213)680-0243。  
華埠之夜 (下午5時至凌晨12時)，免費。文華商場及中山銅像廣場。

7

夜遊華埠  
遠東廣場, 晚上6點至10點。

若希望諮詢詳情或提交你的活動到此社區日曆，請寄電子郵件到[info@chinatownla.com](mailto:info@chinatownla.com)

### PHONE NUMBERS

本會辦事處 213-680-0243

非緊急事件報案 311

華埠巡邏隊 213-923-2986

警局、消防、救護車及緊急事件 911



Rita Moreno <rita.moreno@lacity.org>

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## Fwd: Blossom Plaza Chinatown BID Assessments

---

**George Yu** <geoyu28@aol.com>  
To: Rita.Moreno@lacity.org  
Cc: mgoldman@urbansolutionsla.com

Wed, Aug 9, 2017 at 2:39 PM

-----Original Message-----

From: George Yu <geoyu28@aol.com>  
To: nathanarnold <nathanarnold@forestcity.net>; frankfrallicciardi <frankfrallicciardi@forestcity.net>  
Sent: Wed, Aug 9, 2017 2:37 pm  
Subject: Blossom Plaza Chinatown BID Assessments

Greetings form Chinatown,

I trust and hope all is well, wherever you're at these days.

Please note attached letters from City Clerk's office on Chinatown BID assessments due from Forest City and address at your earliest convenience. The City would like the Chinatown BID to pay back the City fronted portion for Blossom Plaza. I would prefer to City to obtain the fronted assessment directly from Forest City.

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
213 591-1082

---

### 2 attachments

**City\_Clerk\_Blossom\_Plaza\_Assessment\_Forest\_City\_2017\_08\_09.pdf**  
499K

**City\_Clerk\_Blossom\_Plaza\_Assessment\_CBID\_2017\_08\_09.pdf**  
642K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

NEIGHBORHOOD AND BUSINESS  
IMPROVEMENT DISTRICT DIVISION  
200 N. SPRING STREET, ROOM 224  
LOS ANGELES, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

June 20, 2017

Forest City Blossom LP  
c/o FC Cactus Residential Development GO LLC  
949 S. Hope Street  
Los Angeles, CA 90015

Re: 2016 Greater Chinatown Business Improvement District Assessment for Parcel 5414-013-901

Dear Property Owner:

This letter serves as notice that the Forest City Blossom LP is responsible for the 2016 annual Business Improvement District assessment for parcel 5414-013-901, located within the boundaries of the Greater Chinatown Business Improvement District. Per the ground lease agreement for the Blossom Plaza Mixed Use Development (C-123213), between City of Los Angeles and Forest City Blossom LP, the lessee is responsible for payment of any assessments as stipulated in Article V, Section 5.12 Taxes and Assessments.

The assessment amount due on the Blossom Plaza apartment complex, which was completed in May 2016, is \$63,110.29. The amount is prorated to reflect the period of January 1 to May 12, 2016 assessment for land area and frontage only. For the period of May 13 to December 31, 2016, the parcel is assessed the full amount for land area, building area and frontage.

Please remit payment of \$63,110.29 with the enclosed Notice of Assessment Due at your earliest opportunity. Should you have any questions, please contact BID Analyst, Rita Moreno, at (213) 978-1122 or via email: [rita.moreno@lacity.org](mailto:rita.moreno@lacity.org).

Sincerely,

Miranda Paster, Division Manager  
Neighborhood and Business Improvement District Division

Enclosure

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

NEIGHBORHOOD AND BUSINESS  
IMPROVEMENT DISTRICT DIVISION  
200 N. SPRING STREET, ROOM 224  
LOS ANGELES, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

June 20, 2017

George Yu, Executive Director  
Los Angeles Chinatown Business Council  
727 North Broadway, Suite 208  
Los Angeles, CA 90012

Re: 2016 Assessment of Forest City Blossom LP Parcel 5414-013-901

Dear Mr. Yu:

This letter is in response to your inquiry regarding payment of the 2016 assessment by Forest City Blossom LP, for the Greater Chinatown Business Improvement District (BID). It has been determined that Forest City Blossom LP (parcel 5414-013-901) is responsible for payment of the 2016 annual assessment total amount of \$63,110.29, to the BID. Per the ground lease agreement for the Blossom Plaza Mixed Use Development, between City of Los Angeles and Forest City Blossom LP, the lessee is responsible for payment of any assessments as stipulated in Article V, Section 5.12 Taxes and Assessments.

The City of Los Angeles inadvertently paid the prorated 2016 assessment amount of \$29,489.12, covering the period of January 1 to May 12, 2016, for land area and frontage only. However, this amount should have been paid by Forest City Blossom LP for the Blossom Plaza apartment complex that was completed in May 2016. A Notice of Assessment Due has been sent to Forest City Blossom LP, in the amount of \$63,110.29, which includes the amount paid by the City and the prorated amount due for the period of May 13 to December 31, 2016, for land area, building area and frontage assessment.

Please issue a reimbursement check to the City of Los Angeles in the amount of \$29,489.12 at your earliest opportunity. Should you have any questions, please contact BID Analyst, Rita Moreno, at (213) 978-1122 or via email: [rita.moreno@lacity.org](mailto:rita.moreno@lacity.org).

Sincerely,

Miranda Paster, Division Manager  
Neighborhood and Business Improvement District Division



Rita Moreno <rita.moreno@lacity.org>

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## Invoices

4 messages

---

**George Yu** <geoyu28@aol.com>  
To: Rita.Moreno@lacity.org

Wed, Sep 27, 2017 at 8:45 AM

Good morning Dear,

Can you please check on a couple of invoices which have not been paid?

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
213 591-1082

---

### 2 attachments

 **CBID\_Disbursement\_Request\_2017\_06\_23.pdf**  
41K

 **CBID\_Disbursement\_Request\_2017\_08\_19.pdf**  
40K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Wed, Sep 27, 2017 at 2:36 PM

Hi George,

Invoice #17-06 was held up by Management. The requested amount of \$257,814.74 has been reduced by \$29,489.12, the amount the City paid for property under lease by Forest City Blossom, Inc. Therefore, the amount that is being submitted to the Controller for transfer to your account is \$228,325.62.

The second invoice #17-07 for \$37,952.13 has been sent by Accounting to Management for approval and, thereafter, submitted to the Controller for payment.

Let me know if you have any questions.

Rita

[Quoted text hidden]

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





---

**George Yu** <geoyu28@aol.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Wed, Sep 27, 2017 at 2:39 PM

I remember but the invoice was from June 🙄 was an invoice sent to Forest City for this amount?

Thank you as always.

George Yu  
Chinatown BID  
213 591-1082  
[Quoted text hidden]

---

**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Wed, Sep 27, 2017 at 2:57 PM

Attached is what we sent Forest City and our letter to you explaining the assessment. About the delay, I'm not sure why it was held it up for so long. I received it on 6/30/17 and submitted it to Accounting. I recommended against deducting the funds. Sorry.

[Quoted text hidden]

---

### 3 attachments



**Invoice CTG17000015.14CTG18.pdf**  
80K



**Letter to Forest City Blossom re 2016 assessment for Chinatown BID.pdf**  
368K



**Letter to Chinatown Business Council re Forest City Blossom 2016 assessment.pdf**  
411K

June 23, 2017

Mr. Rick Scott  
Special Assessments Section  
Administrative Services Division  
Office of the City Clerk  
Room 224, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Re: Disbursement Request Invoice #17-06

As outlined in the agreement between the City of Los Angeles and the Chinatown Business Improvement District, we are requesting the payment of assessment funds in the amount of

\$ 257,814.74

Agency Account No. 189.62

|                                       |    |            |
|---------------------------------------|----|------------|
| County Remittance received on 5/23/17 | \$ | 166,755.28 |
| SAS Collection from 3/31/17           | \$ | 91,059.46  |

|             |    |                   |
|-------------|----|-------------------|
| Grand Total | \$ | <b>257,814.74</b> |
|-------------|----|-------------------|

I certify that the payment requested will be expended in accordance with the provisions of the contract agreement #C-118431, and as outlined in the District's Management Plan.

Expenditure Categories include:

|  |    |            |
|--|----|------------|
| Security, Mktg/Promotion, Maintenance, Administration. | \$ | 257,814.74 |
|  | \$ | -          |

|             |    |                   |
|-------------|----|-------------------|
| Grand Total | \$ | <b>257,814.74</b> |
|-------------|----|-------------------|

I certify that I represent the 501(c)(6) Los Angeles Chinatown Business Council and I am authorized to make this request on behalf of the organization.

---

George Yu  
Executive Director

Please remit payment to: LOS ANGELES CHINATOWN BUSINESS COUNCIL.  
727 North Broadway, Suite 208  
Los Angeles, CA 90012

cc: Accounts Payable/Special Assessments Section  
Administrative Services Division  
OFFICE OF THE CITY CLERK  
Room 224, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Aug 19, 2017

Mr. Rick Scott  
Special Assessments Section  
Administrative Services Division  
Office of the City Clerk  
Room 224, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Re: Disbursement Request Invoice #17-07

As outlined in the agreement between the City of Los Angeles and the Chinatown Business Improvement District, we are requesting the payment of assessment funds in the amount of

|                                       |               |           |
|---------------------------------------|---------------|-----------|
|                                       | \$            | 37,952.13 |
| Agency Account No.                    | <u>189.62</u> |           |
| County Remittance received on 7/24/17 | \$            | 37,076.30 |
| Accrued Interest 4/1/17-6/30/17       | \$            | 875.83    |

|             |    |                  |
|-------------|----|------------------|
| Grand Total | \$ | <b>37,952.13</b> |
|-------------|----|------------------|

I certify that the payment requested will be expended in accordance with the provisions of the contract agreement #C-118431, and as outlined in the District's Management Plan.  
Expenditure Categories include:

|  |    |                  |
|--|----|------------------|
| Security, Mktg/Promotion, Maintenance, Administration. | \$ | 37,952.13        |
|  | \$ | -                |
| Grand Total  | \$ | <b>37,952.13</b> |

I certify that I represent the 501(c)(6) Los Angeles Chinatown Business Council and I am authorized to make this request on behalf of the organization.

---

George Yu  
Executive Director

Please remit payment to: LOS ANGELES CHINATOWN BUSINESS COUNCIL.  
727 North Broadway, Suite 208  
Los Angeles, CA 90012

cc: Accounts Payable/Special Assessments Section  
Administrative Services Division  
OFFICE OF THE CITY CLERK  
Room 224, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

NEIGHBORHOOD AND BUSINESS  
IMPROVEMENT DISTRICT DIVISION  
200 N. SPRING STREET, ROOM 224  
LOS ANGELES, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

June 20, 2017

Forest City Blossom LP  
c/o FC Cactus Residential Development GO LLC  
949 S. Hope Street  
Los Angeles, CA 90015

Re: 2016 Greater Chinatown Business Improvement District Assessment for Parcel 5414-013-901

Dear Property Owner:

This letter serves as notice that the Forest City Blossom LP is responsible for the 2016 annual Business Improvement District assessment for parcel 5414-013-901, located within the boundaries of the Greater Chinatown Business Improvement District. Per the ground lease agreement for the Blossom Plaza Mixed Use Development (C-123213), between City of Los Angeles and Forest City Blossom LP, the lessee is responsible for payment of any assessments as stipulated in Article V, Section 5.12 Taxes and Assessments.

The assessment amount due on the Blossom Plaza apartment complex, which was completed in May 2016, is \$63,110.29. The amount is prorated to reflect the period of January 1 to May 12, 2016 assessment for land area and frontage only. For the period of May 13 to December 31, 2016, the parcel is assessed the full amount for land area, building area and frontage.

Please remit payment of \$63,110.29 with the enclosed Notice of Assessment Due at your earliest opportunity. Should you have any questions, please contact BID Analyst, Rita Moreno, at (213) 978-1122 or via email: [rita.moreno@lacity.org](mailto:rita.moreno@lacity.org).

Sincerely,

Miranda Paster, Division Manager  
Neighborhood and Business Improvement District Division

Enclosure

For: Forest City Blossom LP  
900 N Broadway  
Los Angeles, CA 90012

Page 1

| Invoice Number | Customer Number | Date Printed | Date Due |
|----------------|-----------------|--------------|----------|
| 14 CTG17000015 | 14CTG18         | 06-21-17     | 07-21-17 |

#### Invoice Charges

| Line No.              | Description                | Service Date From | Service Date To | Charges/Credits |
|-----------------------|----------------------------|-------------------|-----------------|-----------------|
| 1                     | 5414013901, 900 N Broadway | 01-01-16          | 12-31-16        | \$63,110.29     |
| Total Invoice Charges |                            |                   |                 | \$63,110.29     |

|                         |   |                    |
|-------------------------|---|--------------------|
| Credit Payments Applied | - | \$0.00             |
| <b>Total Amount Due</b> |   | <b>\$63,110.29</b> |

If payment has already been made, please disregard this notice.

STATEMENT OF ASSESSMENT DUE  
LOS ANGELES CHINATOWN  
BUSINESS IMPROVEMENT DISTRICT  
CITY ORDINANCE NO. 181313

This special assessment is now due and payable as your share of the Los Angeles Chinatown Business Improvement District Program. The BID program was designed to benefit your business community. In order for the program to operate as planned, your payment should be received within 30 days of the billing date shown above. Detach and include the bottom portion with your payment. Keep this part for your records. A pre-addressed envelope has been provided for your convenience.

Questions regarding your invoice? Call (213) 978-1099. Questions regarding the BID program? Call (213) 680-0243.

#### AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Return this portion with your payment.

## INVOICE



**CITY OF LOS ANGELES**

| Customer Number        | Invoice Number | Date Printed    |
|------------------------|----------------|-----------------|
| 14CTG18                | 14 CTG17000015 | 06-21-17        |
| Customer Name          |                | Date Due        |
| Forest City Blossom LP |                | 07-21-17        |
| Amount Due             |                | Amount Enclosed |
| \$63,110.29            |                | \$              |

Please write Invoice Number on check or money order.  
DO NOT MAIL CASH

Bill To:

Forest City Blossom LP  
949 S Hope St  
Los Angeles CA 90015

Please make checks payable to: CITY OF LOS ANGELES, CITY CLERK,  
CHINATOWN BID

Remit To:

CITY OF LOS ANGELES TREASURER  
PO BOX 845252  
LOS ANGELES CA 90084-5252

14 CTG17000015 0000000006311029 3

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

NEIGHBORHOOD AND BUSINESS  
IMPROVEMENT DISTRICT DIVISION  
200 N. SPRING STREET, ROOM 224  
LOS ANGELES, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

June 20, 2017

George Yu, Executive Director  
Los Angeles Chinatown Business Council  
727 North Broadway, Suite 208  
Los Angeles, CA 90012

Re: 2016 Assessment of Forest City Blossom LP Parcel 5414-013-901

Dear Mr. Yu:

This letter is in response to your inquiry regarding payment of the 2016 assessment by Forest City Blossom LP, for the Greater Chinatown Business Improvement District (BID). It has been determined that Forest City Blossom LP (parcel 5414-013-901) is responsible for payment of the 2016 annual assessment total amount of \$63,110.29, to the BID. Per the ground lease agreement for the Blossom Plaza Mixed Use Development, between City of Los Angeles and Forest City Blossom LP, the lessee is responsible for payment of any assessments as stipulated in Article V, Section 5.12 Taxes and Assessments.

The City of Los Angeles inadvertently paid the prorated 2016 assessment amount of \$29,489.12, covering the period of January 1 to May 12, 2016, for land area and frontage only. However, this amount should have been paid by Forest City Blossom LP for the Blossom Plaza apartment complex that was completed in May 2016. A Notice of Assessment Due has been sent to Forest City Blossom LP, in the amount of \$63,110.29, which includes the amount paid by the City and the prorated amount due for the period of May 13 to December 31, 2016, for land area, building area and frontage assessment.

Please issue a reimbursement check to the City of Los Angeles in the amount of \$29,489.12 at your earliest opportunity. Should you have any questions, please contact BID Analyst, Rita Moreno, at (213) 978-1122 or via email: [rita.moreno@lacity.org](mailto:rita.moreno@lacity.org).

Sincerely,

Miranda Paster, Division Manager  
Neighborhood and Business Improvement District Division



Rita Moreno <rita.moreno@lacity.org>

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## Greater Chinatown BID Invoice #17-08

1 message

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**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Thu, Nov 30, 2017 at 10:19 AM

Good Morning, George:

I received invoice #17-08 in the amount of \$1,304.82. In order to submit for processing, can you submit the 3rd Quarter Report and Newsletter as soon as possible, and let me know the date of your Annual Stakeholder Meeting?

Thanks.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

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## Underassessment of property

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Rita Moreno <rita.moreno@lacity.org>

Fri, Dec 8, 2017 at 1:06 PM

To: George Yu <geoyu28@aol.com>

George,

Dennis from our Research Unit confirmed that there is an existing building on the parcel and that the building has not been assessed during the term of the current BID. He also found that it is not a new construction, but been in existence since, at least, the formation of the BID.

The Management Plan does not allow for an increase in assessment due to a mistake of this nature when compiling the data. The only language found in the MDP regarding revising assessments due to building square footage changes is this:

"Changes in land use, development of empty parcels, demolition of existing buildings in Benefit Zones 1 and 2, and creation of new parcels through condo conversion may alter the budget from year to year based upon the changes in the building square footage of an individual parcel."

It does not look like the assessment on this parcel can be increased because the building was overlooked during the data submittal and review.

Sorry about that.

Rita

On Fri, Dec 8, 2017 at 11:19 AM, Rita Moreno <rita.moreno@lacity.org> wrote:

Dennis...per our conversation...

Thanks.

----- Forwarded message -----

From: **George Yu** <geoyu28@aol.com>

Date: Fri, Dec 8, 2017 at 10:48 AM

Subject: Underassessment of property

To: Rita.Moreno@lacity.org

Good morning,

What is the procedure for correcting assessment data? 5408 033 017 has always had a 3,434 SF building on the parcel but it was never assessed for the building.

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division

200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



--

Dennis Rader  
Technical Research Supervisor  
Los Angeles City Clerk, NBID Division  
[213-978-1120](tel:213-978-1120)

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

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## Fwd: Chinatown 2016-2017 Government and Public Agencies Payment Report

2 messages

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**George Yu** <geoyu28@aol.com>  
To: Rita.Moreno@lacity.org

Wed, Jan 17, 2018 at 4:29 PM

Greetings and Happy New Years,

I know we owe you the 3rd qtr Newsletter but how is the 1st payment for 2017/2018 coming along?

When am I seeing you in Chinatown?

Thank you,

-----Original Message-----

From: Lameisha Shull <lameisha.shull@lacity.org>  
To: info <info@chinatownla.com>; geoyu28 <geoyu28@aol.com>; langiengusa <langiengusa@gmail.com>  
Cc: Jose Flores <Jose.Flores@lacity.org>; Danielle Mobley <danielle.mobley@lacity.org>  
Sent: Wed, Jan 17, 2018 4:23 pm  
Subject: Chinatown 2016-2017 Government and Public Agencies Payment Report

Good Afternoon,

The attached 2016-2017 Government and Public Agencies Payment Report is for your information.

If you have any questions please feel free to contact our office at **213-978-1099**.

Thank you.

--

LaMeisha Shull  
Sr. Administrative Clerk  
Office of the City Clerk  
Special Assessment Section  
Neighborhood Business Improvement District Division



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**Chinatown 2016-2017 Government and Public Agencies Payment Report.pdf**  
91K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Wed, Jan 17, 2018 at 4:53 PM

Hi George,

Transmittals will be sent this Friday letting you know how much you can invoice us for. I'll be at Hop Li tomorrow at noon. One of our staff members is retiring so we're meeting there for lunch. If I can find out the amount of your funds available, I'll let you know in case you can put together an invoice for me to bring back.

Rita

[Quoted text hidden]

--

Rita Moreno

City of Los Angeles  
[Office of the City Clerk](#)  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



**CHINATOWN**  
**2016/2017 GOVERNMENT & PUBLIC AGENCIES PAYMENT REPORT**

| 2016/2017 GOVERNMENT & PUBLIC AGENCIES PAYMENT REPORT |               |               |               |              |              |           |             |                         |
|---|---------------|---------------|---------------|--------------|--------------|-----------|-------------|-------------------------|
| Legal Owner   | Parcel Number | FMS Account # | Invoice #     | Invoice Date | Amount       | Date Paid | Amt. Paid   |                         |
| 1 City of Los Angeles                                 | 5407-020-903  | N/A           | 1744K08       | 2/13/2017    | \$3,846.06   | 3/13/2017 | \$3,846.06  |                         |
| 2 City of Los Angeles                                 | 5407-021-902  | N/A           | 1744K08       | 2/13/2017    | \$13,076.59  | 3/13/2017 | \$13,076.59 |                         |
| 3 City of Los Angeles                                 | 5407-025-900  | N/A           | 1744K08       | 2/13/2017    | \$1,442.27   | 3/13/2017 | \$1,442.27  |                         |
| 4 City of Los Angeles                                 | 5407-025-901  | N/A           | 1744K08       | 2/13/2017    | \$915.73     | 3/13/2017 | \$915.73    |                         |
| 5 City of Los Angeles                                 | 5407-025-902  | N/A           | 1744K08       | 2/13/2017    | \$480.76     | 3/13/2017 | \$480.76    |                         |
| 6 City of Los Angeles                                 | 5408-017-904  | N/A           | 1744K08       | 2/13/2017    | \$5,047.95   | 3/13/2017 | \$5,047.95  |                         |
| 7 City of Los Angeles                                 | 5409-008-909  | N/A           | 1744K08       | 2/13/2017    | \$2,227.51   | 3/13/2017 | \$2,227.51  |                         |
| 8 County of Los Angeles                               | 5408-025-900  | 14CTG5        | 14CTG17000011 | 2/8/2017     | \$2,243.53   | 3/9/2017  | \$2,243.53  |                         |
| 9 County of Los Angeles                               | 5408-026-903  | 14CTG5        | 14CTG17000011 | 2/8/2017     | \$7,259.43   | 3/9/2017  | \$7,259.43  |                         |
| 10 County of Los Angeles                              | 5408-027-902  | 14CTG5        | 14CTG17000011 | 2/8/2017     | \$3,862.08   | 3/9/2017  | \$3,862.08  |                         |
| 11 County of Los Angeles                              | 5408-028-908  | 14CTG5        | 14CTG17000011 | 2/8/2017     | \$1,602.52   | 3/9/2017  | \$1,602.52  |                         |
| 12 County of Los Angeles                              | 5408-028-909  | 14CTG5        | 14CTG17000011 | 2/8/2017     | \$14,550.91  | 3/9/2017  | \$14,550.91 |                         |
| 13 County of Los Angeles                              | 5408-028-910  | 14CTG5        | 14CTG17000011 | 2/8/2017     | \$4,230.66   | 3/9/2017  | \$4,230.66  |                         |
| 14 LA Unified School District                         | 5408-033-904  | 14CTG11       | 14CTG17000003 | 2/8/2017     | \$16,249.59  | 3/30/2017 | \$5,726.35  | Paid 35.24%<br>of total |
| 15 LA Unified School District                         | 5414-004-900  | 14CTG11       | 14CTG17000003 | 2/8/2017     | \$2,380.44   | 3/30/2017 | \$838.87    |                         |
| 16 A Hoe Hong/ Gum Sue                                | 5414-005-057  | 14CTG1        | 14CTG17000005 | 2/8/2017     | \$290.25     |           |             |                         |
| 17 A Hoe Hong/ Gum Sue                                | 5414-005-061  | 14CTG1        | 14CTG17000005 | 2/8/2017     | \$18.64      |           |             |                         |
| 18 Chinese Dev Co                                     | 5414-005-058  | 14CTG3        | 14CTG17000009 | 2/8/2017     | \$290.25     |           |             |                         |
| 19 Chinese Dev Co                                     | 5414-005-060  | 14CTG3        | 14CTG17000009 | 2/8/2017     | \$18.64      |           |             |                         |
| 20 Ling Joe Thick                                     | 5414-005-039  | 14CTG9        | 14CTG17000012 | 2/8/2017     | \$290.25     |           |             |                         |
| 21 Ling Joe Thick                                     | 5414-005-041  | 14CTG9        | 14CTG17000012 | 2/8/2017     | \$31.10      |           |             |                         |
| 22 Wong Yow   | 5414-005-018  | 14CTG16       | 14CTG17000002 | 2/8/2017     | \$24.94      |           |             |                         |
| 23 Wong Yow   | 5414-005-024  | 14CTG16       | 14CTG17000002 | 2/8/2017     | \$194.10     |           |             |                         |
| 24 Bluff Real Estate LLC                              | 5414-005-067  | 14CTG2        | 14CTG17000006 | 2/8/2017     | \$31.10      | 2/21/2017 | \$31.10     |                         |
| 25 Cooper John  | 5414-005-063  | 14CTG10       | 14CTG17000004 | 2/8/2017     | \$813.92     |           |             |                         |
| 26 Mutant Potato Gallery LLC                          | 5414-005-045  | 14CTG17       | 14CTG17000001 | 2/8/2017     | \$290.25     | 2/21/2017 | \$290.25    |                         |
| 27 Patel Hemangini/ Sanjay Thukral                    | 5414-005-047  | 14CTG6        | 14CTG17000010 | 2/8/2017     | \$18.64      |           |             |                         |
| 28 Sterling Manuel                                    | 5414-005-065  | 14CTG12       | 14CTG17000008 | 2/8/2017     | \$105.07     |           |             |                         |
| 29 Wong Moon  | 5414-005-025  | 14CTG13       | 14CTG17000007 | 2/8/2017     | \$287.60     | 3/6/2017  | \$287.60    |                         |
| 30 Forest City Blossom LP                             | 5414-013-901  | 14CTG18       | 14CTG17000014 | 3/16/2017    | \$91,059.46  | 5/10/2017 | \$91,059.46 |                         |
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Rita Moreno <rita.moreno@lacity.org>

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## Vendor Set Up

2 messages

---

**George Yu** <geoyu28@aol.com>  
To: rita.moreno@lacity.org

Wed, Jan 31, 2018 at 10:57 PM

Do we have a Vendor Code?

If you have questions about the LAVSS site, or if you already have a vendor code and would like to register your VSS account, please email [askvss@lacity.org](mailto:askvss@lacity.org). Please include your vendor code in the subject line.

George Yu  
Executive Director  
Los Angeles Chinatown BID  
213 591-1082

-----Original Message-----

From: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>  
Cc: Thomas Nelson <[thomas.nelson@lacity.org](mailto:thomas.nelson@lacity.org)>; Maximo Fortu <[maximo.fortu@lacity.org](mailto:maximo.fortu@lacity.org)>  
Sent: Wed, Jan 31, 2018 10:59 am  
Subject: Re: City of Los Angeles 2017 3rd Quarter Report

George,

I'm not sure if we can get it next week, but I'll check. Since you don't have the EFT set up, we can find out about a "will call" check that you can pick up instead of waiting for USPS. I've copied Thomas who can assist in finding out about an expedited check and will call check. I'll be out of town beginning Friday, so I won't be able to follow-up after tomorrow.

To set up the EFT you'll need to complete the attached form and submit a voided check (see "Required Documentation"), so I'm not sure it can be done electronically.

We'll let you know about the check.

Rita

On Wed, Jan 31, 2018 at 10:09 AM, George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)> wrote:

Good morning,

As you know, aside from normal assessment check needs, Chinese New Years is our largest is most expensive production of the year and money is always needed for CNY.

Would it be possible to actually receive the check next week?

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Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

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To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>  
Sent: Tue, Jan 30, 2018 4:00 pm  
Subject: Re: City of Los Angeles 2017 3rd Quarter Report

George,

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Let me know if there is anything further.

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Rita

P.S. Hope you're feeling better.

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I was referring to the \$596,475 check process date?

I was sick as well, this flu is no joke.

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Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

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Hi George,

Sorry for the delay, but I was out sick. Regarding check processing, invoices 17-08 and 17-09 in the amount of \$11,172.42 and \$1,304.82, respectively, were paid on 1/26/2018 via EFT, in the amount of \$12,477.24.

Rita

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Good afternoon,

Apologies for the back and forth but all should be done from our end. Any idea of check process date?

Thank you very much.

George Yu  
Chinatown BID  
[213 591-1082](tel:2135911082)

On Tue, Jan 23, 2018 at 10:47 AM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

Jean/George,

Your insurance coverage for Directors and Officers expired on 1/10/18. Please have your insurance broker upload the certificate showing current coverage to <http://track4la.lacity.org/> as soon as possible. Otherwise, the processing of invoices will be delayed again.

Thanks.

Rita

On Tue, Jan 23, 2018 at 9:54 AM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

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Also, please attach the transmittal sheet sent you to future invoices.

Thank you.

Rita

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Hi Rita,

Sorry for the delay. Here's the 3rd Quarter Newsletter.

Thanks,  
Jean

**Jean Chan** | 陳鈺雲

Community Relations Director/Project Manager  
Los Angeles Chinatown Business Improvement District  
Phone: (213) 680-0243



2/1 - Chinatown After Dark, Far East Plaza (6pm-10pm)

2/3 - Undiscovered Chinatown Walking Tour (10:30am-1pm) [RSVP]

On Wed, Jan 17, 2018 at 12:16 PM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

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I haven't received the 3rd quarter newsletter yet. Please send asap so that we can process payment of invoice #17-08 in the amount of \$1,304.82 and invoice #17-09 for \$11,172.42.

Thank you.

Rita

On Tue, Jan 9, 2018 at 3:40 PM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

Great, thank you.

On Tue, Jan 9, 2018 at 3:13 PM, [jeanchan@chinatownla.com](mailto:jeanchan@chinatownla.com)

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Hi Rita,

Per your request, attached is the 3rd Quarter Report needed to process the Invoices submitted. The 3rd Quarter Newsletter will be forwarded as soon as possible.

Thanks,  
Jean

**Jean Chan** | 陳鈺雲

Community Relations Director/Project Manager  
Los Angeles Chinatown Business Improvement District  
Phone: (213) 680-0243



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2/15 - Chinese New Year's Eve Temple Ceremony, Thien Hau Temple (10pm)

----- Forwarded message -----

From: [jeanchan@chinatownla.com](mailto:jeanchan@chinatownla.com) <[jeanchan@chinatownla.com](mailto:jeanchan@chinatownla.com)>

Date: Tue, Oct 31, 2017 at 3:09 PM

Subject: City of Los Angeles 2017 3rd Quarter Report

To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>, Lan Gieng <[langiengusa@gmail.com](mailto:langiengusa@gmail.com)>

Here's the report. Let me know of any changes.

**Jean Chan** | 陳鈺雲

Community Relations Director/Project Manager

Los Angeles Chinatown Business Improvement District

Phone: (213) 680-0243



11/2 - Chinatown After Dark, Far East Plaza (6pm-10pm)

11/4 - Undiscovered Chinatown Walking Tour (10:30am-1pm) [\[RSVP\]](#)

12/2 - Undiscovered Chinatown Walking Tour (10:30am-1pm) [\[RSVP\]](#)

12/7 - Chinatown After Dark, Far East Plaza (6pm-10pm)

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Rita Moreno

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To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>

Thu, Feb 1, 2018 at 7:39 AM

I believe the powerpoint presentation gives you instructions to register. Once you do, the system will issue the vendor code to you.

On Wed, Jan 31, 2018 at 10:57 PM, George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)> wrote:  
Do we have a Vendor Code?

If you have questions about the LAVSS site, or if you already have a vendor code and would like to register your VSS account, please email [askvss@lacity.org](mailto:askvss@lacity.org). Please include your vendor code in the subject line.

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Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

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Cc: Thomas Nelson <[thomas.nelson@lacity.org](mailto:thomas.nelson@lacity.org)>; Maximo Fortu <[maximo.fortu@lacity.org](mailto:maximo.fortu@lacity.org)>

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Community Relations Director/Project Manager

Los Angeles Chinatown Business Improvement District

Phone: [\(213\) 680-0243](tel:2136800243)



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To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>, Lan Gieng  
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Rita Moreno  
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[Office \(213\) 978-1122](#)  
[Fax \(213\) 978-1079](#)





Rita Moreno <rita.moreno@lacity.org>

---

## Fwd: City of Los Angeles 2017 3rd Quarter Report

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Rita Moreno <rita.moreno@lacity.org>

Thu, Feb 1, 2018 at 7:48 AM

To: George Yu <geoyu28@aol.com>

The powerpoint presentation gives you instructions to register. Once you do, the system will issue the vendor code to you.

On Wed, Jan 31, 2018 at 10:59 PM, George Yu <geoyu28@aol.com> wrote:

Do we have a Vendor Code?

If you have questions about the LAVSS site, or if you already have a vendor code and would like to register your VSS account, please email [askvss@lacity.org](mailto:askvss@lacity.org). Please include your vendor code in the subject line.

George Yu  
Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

-----Original Message-----

From: Rita Moreno <rita.moreno@lacity.org>

To: George Yu <geoyu28@aol.com>

Cc: Thomas Nelson <thomas.nelson@lacity.org>; Maximo Fortu <maximo.fortu@lacity.org>

Sent: Wed, Jan 31, 2018 10:59 am

Subject: Re: City of Los Angeles 2017 3rd Quarter Report

George,

I'm not sure if we can get it next week, but I'll check. Since you don't have the EFT set up, we can find out about a "will call" check that you can pick up instead of waiting for USPS. I've copied Thomas who can assist in finding out about an expedited check and will call check. I'll be out of town beginning Friday, so I won't be able to follow-up after tomorrow.

To set up the EFT you'll need to complete the attached form and submit a voided check (see "Required Documentation"), so I'm not sure it can be done electronically.

We'll let you know about the check.

Rita

On Wed, Jan 31, 2018 at 10:09 AM, George Yu <geoyu28@aol.com> wrote:

Good morning,

As you know, aside from normal assessment check needs, Chinese New Years is our largest is most expensive production of the year and money is always needed for CNY.

Would it be possible to actually receive the check next week?

I will also follow up on setting up the EFT. Lan did it but must have not done it correctly as we never received a confirmation email.

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

-----Original Message-----

From: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>  
Sent: Tue, Jan 30, 2018 4:00 pm  
Subject: Re: City of Los Angeles 2017 3rd Quarter Report

George,

It looks like we don't have an electronic fund transfer (EFT) for Chinatown BID. The check was mailed out on 1/26/2018 so you should be receiving it shortly. Payment for the most recent invoice is scheduled for February 8th.

Let me know if there is anything further.

Rita

On Mon, Jan 29, 2018 at 4:52 PM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:  
Okay, I'll check on it and get back to you tomorrow.

On Mon, Jan 29, 2018 at 4:48 PM, George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)> wrote:  
No EFT.

George Yu  
Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

-----Original Message-----

From: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>  
Sent: Mon, Jan 29, 2018 4:39 pm  
Subject: Re: City of Los Angeles 2017 3rd Quarter Report

George, it came in and I've submitted it for processing. Are you saying you did not receive the EFT for the prior two invoices?

On Mon, Jan 29, 2018 at 4:28 PM, George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)> wrote:  
Please find attached a reprint of what was mailed in last Monday, 1/22/18. Please LMK if I need to get an original down to you.

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

-----Original Message-----

From: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>  
Sent: Mon, Jan 29, 2018 3:03 pm  
Subject: Re: City of Los Angeles 2017 3rd Quarter Report

Hi George,

I haven't received an invoice for that amount yet. When was it mailed?

Rita

P.S. Hope you're feeling better.

On Mon, Jan 29, 2018 at 2:47 PM, George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)> wrote:

Hi,

I was referring to the \$596,475 check process date?

I was sick as well, this flu is no joke.

George Yu  
Executive Director  
Los Angeles Chinatown BID  
[213 591-1082](tel:2135911082)

-----Original Message-----

From: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>  
To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>  
Sent: Mon, Jan 29, 2018 10:19 am  
Subject: Re: City of Los Angeles 2017 3rd Quarter Report

Hi George,

Sorry for the delay, but I was out sick. Regarding check processing, invoices 17-08 and 17-09 in the amount of \$11,172.42 and \$1,304.82, respectively, were paid on 1/26/2018 via EFT, in the amount of \$12,477.24.

Rita

On Thu, Jan 25, 2018 at 5:05 PM, George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)> wrote:

Good afternoon,

Apologies for the back and forth but all should be done from our end. Any idea of check process date?

Thank you very much.

George Yu  
Chinatown BID  
[213 591-1082](tel:2135911082)

On Tue, Jan 23, 2018 at 10:47 AM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

Jean/George,

Your insurance coverage for Directors and Officers expired on 1/10/18. Please have your insurance broker upload the certificate showing current coverage to <http://track4la.lacity.org/> as soon as possible. Otherwise, the processing of invoices will be delayed again.

Thanks.

Rita

On Tue, Jan 23, 2018 at 9:54 AM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

Okay, thanks. I'm submitting both invoices which were both numbered #17-08. Since we cannot process the same invoice number more than once, I am changing one to #17-09. So invoice #17-08 is for \$1,304.82 and invoice #17-09 is for \$11,172.42. Please correct your records.

Also, please attach the transmittal sheet sent you to future invoices.

Thank you.

Rita

On Mon, Jan 22, 2018 at 7:39 PM, [jeanchan@chinatownla.com](mailto:jeanchan@chinatownla.com)  
<[jeanchan@chinatownla.com](mailto:jeanchan@chinatownla.com)> wrote:

Hi Rita,

Sorry for the delay. Here's the 3rd Quarter Newsletter.

Thanks,  
Jean

**Jean Chan** | 陳鈺雲

Community Relations Director/Project Manager

Los Angeles Chinatown Business Improvement District

Phone: (213) 680-0243



2/1 - Chinatown After Dark, Far East Plaza (6pm-10pm)

2/3 - Undiscovered Chinatown Walking Tour (10:30am-1pm) [\[RSVP\]](#)

On Wed, Jan 17, 2018 at 12:16 PM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

Hi Jean,

I haven't received the 3rd quarter newsletter yet. Please send asap so that we can process payment of invoice #17-08 in the amount of \$1,304.82 and invoice #17-09 for \$11,172.42.

Thank you.

Rita

On Tue, Jan 9, 2018 at 3:40 PM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

Great, thank you.

On Tue, Jan 9, 2018 at 3:13 PM, [jeanchan@chinatownla.com](mailto:jeanchan@chinatownla.com)  
<[jeanchan@chinatownla.com](mailto:jeanchan@chinatownla.com)> wrote:

Hi Rita,

Per your request, attached is the 3rd Quarter Report needed to process the Invoices submitted. The 3rd Quarter Newsletter will be forwarded as soon as possible.

Thanks,  
Jean

**Jean Chan** | 陳鈺雲

Community Relations Director/Project Manager

Los Angeles Chinatown Business Improvement District

Phone: (213) 680-0243



1/4 - Chinatown After Dark, Far East Plaza (6pm-10pm)

1/6 - Undiscovered Chinatown Walking Tour (10:30am-1pm) [\[RSVP\]](#)

2/15 - Chinese New Year's Eve Temple Ceremony, Thien Hau Temple (10pm)

----- Forwarded message -----

From: [jeanchan@chinatownla.com](mailto:jeanchan@chinatownla.com) <[jeanchan@chinatownla.com](mailto:jeanchan@chinatownla.com)>

Date: Tue, Oct 31, 2017 at 3:09 PM

Subject: City of Los Angeles 2017 3rd Quarter Report

To: George Yu <[geoyu28@aol.com](mailto:geoyu28@aol.com)>, Lan Gieng  
<[langiengusa@gmail.com](mailto:langiengusa@gmail.com)>

Here's the report. Let me know of any changes.

**Jean Chan | 陳鈺雲**

Community Relations Director/Project Manager

Los Angeles Chinatown Business Improvement District

Phone: (213) 680-0243



11/2 - Chinatown After Dark, Far East Plaza (6pm-10pm)

11/4 - Undiscovered Chinatown Walking Tour (10:30am-1pm) [\[RSVP\]](#)

12/2 - Undiscovered Chinatown Walking Tour (10:30am-1pm) [\[RSVP\]](#)

12/7 - Chinatown After Dark, Far East Plaza (6pm-10pm)

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Rita Moreno

City of Los Angeles

Office of the City Clerk

Neighborhood and Business Improvement District Division

200 N. Spring Street, 3rd Floor #395

Los Angeles, CA 90012

Office (213) 978-1122

Fax (213) 978-1079



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**Los Angeles Chinatown Business Improvement District**  
**Third Quarter Report**  
**July – September 2017**

**3<sup>rd</sup> Quarter Operating Summary**

**District Identity**

- The “**Undiscovered Chinatown Tour**” The 2.5 hour tour, the 1.5 hour highlighted tours, continues to be effective in introducing many new and returning visitors to historic Los Angeles Chinatown. We continued to receive many positive feedbacks from individuals and groups who attended the tour and have found it enlightening. **77** people participated in the tour in the third quarter.
- The **Chinatown After Dark** continues on the 1<sup>st</sup> Thursdays of every month at Far East Plaza on July 6<sup>th</sup>, August 3<sup>rd</sup>, and September 2<sup>nd</sup>. Chinatown After Dark continues to promote Chinatown as an evening destination for dining and entertainment. Chinatown After Dark features open air dining, pop up restaurants and dj music and movie projection for a mellow weeknight affair.
- The 8<sup>th</sup> annual **Chinatown Summer Nights series** are underway on the 1st Saturdays on July 1<sup>st</sup>, August 5<sup>th</sup> and September 2<sup>nd</sup> in Central Plaza with expanded footprint to Mandarin Plaza. Media Sponsorship by KCRW and LA Weekly, with bands curated by Kevin Bronson of buzzbandla.com. Elements included: music, food trucks, vendors, family workshops, culinary stage, etc.



- Plans for the 79<sup>th</sup> Annual **Mid-Autumn Moon Festival** continues being slated for October 7<sup>th</sup> in Central Plaza and Mandarin Plaza from 5pm-12pm. Media Sponsorship by KCRW and LA Weekly, with bands curated by Kevin Bronson of buzzbandla.com. Elements included: music, food trucks, vendors, family workshops, culinary stage, moon cake making demonstration with sampling and the telling of the Moon Festival Ritual. Griffith Observatory once again provided telescopes for the moon viewing.
- Plans for the annual **CicLAvia: Heart of LA** ride will take place on October 8, 2017 from 9am-4pm with the Chinatown Hub extended to 5pm. Elements at the Chinatown Hub will include live band, food trucks, craft beer garden along with ping pong, giant board games (Chess, Jenga, Connect 4) and other those reminiscent of school ground games such as hula hoops and Chinese Jump Rope.
- **Filming in Chinatown:** BID continues to work with the Film LA Inc. to direct production companies to our office in the hopes of locating potential sites and utilizing Chinatown locations. Filming such as CASA, Chance – Season 2, Lethal Weapon, Mom's Movie Review and Motor Skateboards.

**Sidewalk Operations and Beautification**

**LA Conservation Corp (LACC)** continues to be contracted by BID to provide maintenance service for the district.

# Los Angeles Chinatown Business Improvement District

## Third Quarter Report

July-September 2017

### Page 2

- The LACC clean and green crew and BID contractors continues to keep the Chinatown properties free of graffiti with graffiti removal occurring less than 24 hours after notification by BID contractors.
- The BID continues to provide 24 hours of daily sidewalk sweeping and maintenance. 10,738 bags of trash are disposed of daily into the Trash Compactor located at the Far East Plaza, 727 North Broadway, Los Angeles. The Tennant Litter Hawk and M2 Auto Scrubber are scheduled to cover all sidewalks on a routine basis.
- Daily maintenance included sidewalk sweeping, graffiti removal, and the picking up of illegal dumping.
- Additional maintenance deployment scheduled as required for the various special events (i.e. Chinatown Summer Nights, Moon Festival, etc.)

**Allied Universal Services** continues to be contracted by BID to provide security service for the district.

- Allied Universal to provide 40 hours of private security patrol 24 hours daily. Day shift starts at 6:00 am with a second officer starting at 8:00 a.m. Afternoon/evening shift starts with two officers at 2:00 p.m. to 10:30 p.m. The overnight shift is a mobile officer starting at 10:30 p.m. to 6:00 a.m.
- By continuing to maintain direct communications with LAPD, LASD who is contracted to provide security to the Gold Line and DASH stops, CBO's, merchants, Family Associations and residents, public safety, awareness and morale within the Chinatown community is at an all time high.
- Allied Universal Services personnel continue to attend the weekly Tuesday morning Crime Analysis Detail (CAD) meetings held at the LAPD Central Area Station that allows the BID security team to interact and exchange valuable information with LAPD officers and commanders. Monthly Central Area Community Policing Advisory Board (CPAB) meetings held on the first Wednesday of each month were attended by George Yu. Monthly CPAB 1A1, Little Tokyo, El Pueblo, and Chinatown area, meetings attended by Preferred Response. The CPAB 1A1 meetings were directed by the Chinatown Public Safety Association (CPSA) and involved more of the neighborhood watch groups in the area. By maintaining constant direct communications with LAPD, CBO's, merchants, Family Associations and residents, public safety and morale within the Chinatown community is at an all time high.

**Administration and Corporate Operations:** Included costs, but not limited to, are 1) staff and administrative costs, 2) insurance, 3) office related expenses and 4) financial reporting.

Carmody, Meach & Choo, LLP, continues to provide accounting services for the Chinatown BID.

Los Angeles Chinatown Business Improvement District  
 Third Quarter Report  
 July-September 2017  
 Page 3

**3<sup>rd</sup> Quarter Expenses**

| Budget Line Item                               | Budget Allocation | Total Expended this Quarter | Total Expended Year-to-Date | Projected Remaining for the Year |
|--|-------------------|-----------------------------|-----------------------------|----------------------------------|
| <b>Sidewalk Operations and Beautification</b>  | \$997,570.78      | \$263,021.92                | \$751,251.83                | \$246,318.95                     |
| <b>District Identity</b>                       | \$347,859.00      | \$166,069.35                | \$249,707.60                | \$98,151.40                      |
| <b>Administration And Corporate Operations</b> | \$296,264.00      | \$79,809.02                 | \$222,666.44                | \$73,597.56                      |
| <b>Contingency/City Fees/Reserve</b>           | \$146,134.00      | \$10,704.12                 | \$32,187.36                 | \$113,946.64                     |
| <b>TOTAL</b>                                   | \$1,787,827.78    | \$519,604.41                | \$1,255,813.23              | \$532,014.55                     |

**NEIGHBORHOOD AND BUSINESS IMPROVEMENT DISTRICTS**  
**QUARTERLY STATISTICS FOR MAYOR'S COMSTAT REPORT**

| <b>CATEGORY</b>            | <b>TOTAL FOR QUARTER</b> | <b>CUMULATIVE TOTAL</b> |
|----------------------------|--------------------------|-------------------------|
| Public Safety Incidents    | 10,994                   | 30,028                  |
| Trash Bags/Tons removed    | 10,981bags / 89tons      | 34,071 bags / 264 tons  |
| Bulky Items Removed        | 396                      | 1,253                   |
| Graffiti Removed           | 531                      | 1,654                   |
| Weeded Areas               |                          |                         |
| Citizen Contacts           | 463                      | 1,454                   |
| Merchant Contacts          | 594                      | 1,757                   |
| Spaces for Lease           |                          |                         |
| Spaces leased              |                          |                         |
| New Business               | 1                        | 1                       |
| Trees Maintained           | 9640                     | 28,350                  |
| Alleys Maintained          | 910                      | 2,710                   |
| Pressure Washing (Sq. Ft.) | 194,873                  | 424,653                 |



華埠商業發展區  
CHINATOWN  
BUSINESS IMPROVEMENT DISTRICT

Jan 20, 2018

Mr. Rick Scott  
Special Assessments Section  
Administrative Services Division  
Office of the City Clerk  
200 North Spring Street, Room 224  
Los Angeles, CA 90012

Re: Disbursement Request Invoice #18-01

As outlined in the agreement between the City of Los Angeles and the Chinatown Business Improvement District, we are requesting the payment of assessment funds in the amount of

\$596,475.60

Agency Account No. 189.62

County Remittance received on 12/22/17

\$631,704.84

Less Recovery Cost 2018

\$(35,229.24)

Grand Total

\$596,475.60

I certify that the payment requested will be expended in accordance with the provisions of the contract agreement #C-118431, and as outlined in the District's Management Plan.  
Expenditure Categories include:

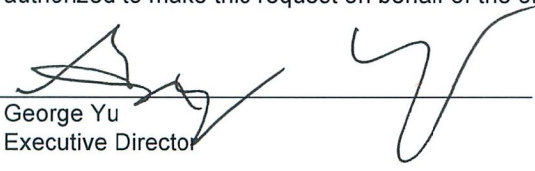
Security, Mktg/Promotion, Maintenance, Administration.

\$596,475.60

Grand Total

\$596,475.60

I certify that I represent the 501(c)(6) Los Angeles Chinatown Business Council and I am authorized to make this request on behalf of the organization.

  
George Yu  
Executive Director

Please remit payment to:

LOS ANGELES CHINATOWN BUSINESS COUNCIL.  
727 North Broadway, Suite 208  
Los Angeles, CA 90012

cc: Accounts Payable/Special Assessments Section  
Administrative Services  
Division  
OFFICE OF THE CITY  
CLERK  
Room 224, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

**CITY OF LOS ANGELES**  
**VENDOR SETUP REQUEST FORM FOR AUTOMATED CLEARING HOUSE (ACH) PAYMENT**

|   |
|---|
| For City Dept. Use Only   |
| Verified <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Initials _____  |
| Date _____  |

**INSTRUCTIONS:**

This form is to request electronic payments in lieu of regular paper checks. Through the Automated Clearing House (ACH), the City of Los Angeles directly credits your bank account. ACH payments are secure, quicker to receive, and immediately available. Vendors who sign up for ACH payments will continue to receive a remittance advice by mail.

To request for ACH payment, please complete the form below, gather the required documentation, and submit to the Accounts Payable Section of the primary City Department that you do business with (e.g. Transportation, General Services, etc.)

---

**CITY DEPARTMENT INFORMATION:**

Name of City Department you do business with \_\_\_\_\_

Department Contact \_\_\_\_\_ Department Contact Phone Number \_\_\_\_\_

**VENDOR IDENTIFICATION:**

Vendor Name \_\_\_\_\_

Alias/DBA Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Contact Name \_\_\_\_\_ Contact Phone Number \_\_\_\_\_

City of Los Angeles Vendor Number (if known) \_\_\_\_\_

TIN/EIN/SSN \_\_\_\_\_

City Business Tax Registration Certificate (BTRC) Number\* \_\_\_\_\_

*\*BTRC number is obtained through Office of Finance for persons or entities that engage in business within the City of Los Angeles. For any questions about your BTRC number or if you need a BTRC, please call the Office of Finance at 888-663-4411.*

**BANK ACCOUNT INFORMATION:**

Bank Account No \_\_\_\_\_ Type (Checking or Savings) \_\_\_\_\_

ABA (Routing) No. \_\_\_\_\_  
(Must have 9 digits)

Bank Name \_\_\_\_\_

Bank Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Bank Contact Name \_\_\_\_\_ Bank Contact Phone Number \_\_\_\_\_

**REQUIRED DOCUMENTATION:**

To enroll for ACH payments, please complete this form and include the following required documentation:

- Deposits to a checking account must include a blank check with the word "VOID" written across it; or
- A bank letter with an authorized signature from their banking representative
- Deposits to a savings account must include a pre-printed deposit slip for the account

**ACH-VENDOR AGREEMENT:**

The City of Los Angeles is authorized to initiate automatic credits to the account and financial institution listed herein. I also authorize the City of Los Angeles to process ACH reversals in accordance with the National Automated Clearinghouse Association (NACHA) rules in the event a credit entry is made in error.

The City of Los Angeles will not be held responsible for any delay or loss of funds due to incorrect or incomplete information supplied by me or my financial institution or due to an error on the part of my financial institution in depositing funds to my account. I confirm that I have contacted my financial institution and that the information supplied herein is the correct information to receive ACH credits to my account.

This agreement will remain in effect until City of Los Angeles receives a written notice of cancellation from me or my financial institution, or until I submit a new direct deposit form in such time as to afford the City of Los Angeles a reasonable opportunity to act upon it.

---

**CERTIFICATION:**

AUTHORIZED SIGNATURE \_\_\_\_\_ DATE SIGNED \_\_\_\_\_

Note: Must be authorized Principal signature

I hereby certify that I am authorized to sign this agreement on behalf of \_\_\_\_\_  
(Vendor Name)

PRINT NAME \_\_\_\_\_ Phone Number \_\_\_\_\_

---



Rita Moreno <rita.moreno@lacity.org>

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## CBID1QT2018-2-25-B.pdf

1 message

---

**George Yu** <geoyu28@aol.com>  
To: rita.moreno@lacity.org

Tue, Feb 27, 2018 at 1:07 PM

George Yu  
Chinatown BID  
213 591-1082



**CBID1QT2018-2-25-B.pdf**  
4375K



Rita Moreno <rita.moreno@lacity.org>

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## Chinatown account returned mail

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**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Thu, Apr 5, 2018 at 4:30 PM

Hi George,

Our staff has not been able to deliver the attached invoice to the appropriate party. We have sent the bill to the Burlingame address, but it is always returned. We don't have an actual site address and hope you can assist in getting correct property owner contact / address information.

Thanks.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



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 **14CTG3 - Chinese Dev Co.pdf**  
399K

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business  
Improvement District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130

MIRANDA PASTER  
DIVISION MANAGER Page 1

[clerk.lacity.org](http://clerk.lacity.org)

For: Chinese Dev Co  
No site address  
Los Angeles CA 90012

*We have  
never been able  
to find these  
people. To  
File.*

| Invoice Number | Customer Number | Date Printed | Date Due |
|----------------|-----------------|--------------|----------|
| 14 CTG18000010 | 14CTG3          | 02-14-18     | 03-16-18 |

## Invoice Charges

| Line No. | Description                   | Service Date From | Service Date To | Charges/Credits |
|----------|-------------------------------|-------------------|-----------------|-----------------|
| 1        | 5414-005-058, No site address | 01-01-18          | 12-31-18        | \$304.77        |
| 2        | 5414-005-060, No site address | 01-01-18          | 12-31-18        | \$19.57         |

Total Invoice Charges \$324.34

|                         |                 |
|-------------------------|-----------------|
| Credit Payments Applied | \$0.00          |
| <b>Total Amount Due</b> | <b>\$324.34</b> |

If payment has already been made, please disregard this notice.

## STATEMENT OF ASSESSMENT DUE LOS ANGELES CHINATOWN BUSINESS IMPROVEMENT DISTRICT CITY ORDINANCE NO. 181313

This special assessment is now due and payable as your share of the Los Angeles Chinatown Business Improvement District Program. The BID program was designed to benefit your business community. In order for the program to operate as planned, your payment should be received within 30 days of the billing date shown above. Detach and include the bottom portion with your payment. Keep this part for your records. A pre-addressed envelope has been provided for your convenience.

Questions regarding your invoice? Call (213) 978-1099. Questions regarding the BID program? Call (213) 680-0243.

## AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Return this portion with your payment.

## INVOICE



CITY OF LOS ANGELES

| Customer Number | Invoice Number | Date Printed    |
|-----------------|----------------|-----------------|
| 14CTG3          | 14 CTG18000010 | 02-14-18        |
| Customer Name   |                | Date Due        |
| Chinese Dev Co  |                | 03-16-18        |
| Amount Due      |                | Amount Enclosed |
| \$324.34        |                | \$              |

Please write Invoice Number on check or money order.  
DO NOT MAIL CASH

Bill To:

Chinese Dev Co  
6 Toledo Ct  
Burlingame CA 94010

Please make checks payable to: CITY OF LOS ANGELES, CITY CLERK,  
CHINATOWN BID

Remit To:

CITY OF LOS ANGELES TREASURER  
PO BOX 845252  
LOS ANGELES CA 90084-5252

14 CTG18000010 0000000000032434 5



Rita Moreno <rita.moreno@lacity.org>

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## Fwd: Chinatown 2017/2018 Government & Public Agencies Payment Report

2 messages

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**George Yu** <geoyu28@aol.com>  
To: rita.moreno@lacity.org

Wed, Apr 11, 2018 at 11:07 AM

Greetings,

Pls advise why Forest City is always delayed in payment. This must be a City Issue as Forest City pays assessments on time?

Hope all is well. When am I seeing you?

George Yu  
Chinatown BID  
213 591-1082

Begin forwarded message:

**From:** Lameisha Shull <lameisha.shull@lacity.org>  
**Date:** April 11, 2018 at 10:40:03 AM PDT  
**To:** Los Angeles Chinatown <info@chinatownla.com>, geoyu28@aol.com, Lan Gieng <langiengusa@gmail.com>  
**Cc:** Jose Flores <Jose.Flores@lacity.org>, Danielle Mobley <danielle.mobley@lacity.org>  
**Subject:** Chinatown 2017/2018 Government & Public Agencies Payment Report

Good Morning,

The attached 2017/2018 Government & Public Agencies Payment Report is for your information.

If you have any questions please feel free to contact our office at [213-978-1099](tel:213-978-1099).

Thank you.



--

LaMeisha Shull  
Sr. Administrative Clerk  
Office of the City Clerk  
Special Assessment Section  
Neighborhood Business Improvement District Division



**Chinatown.pdf**  
616K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Wed, Apr 11, 2018 at 11:44 AM

Hi George,

The report captures payments thru April 10 (yesterday). Perhaps Forest City's payment is in transit, but we have not yet received it.

I need to make plans for a visit. I want to try those yummy hot dogs you provided at the BID Consortium meeting again.



Let me know if they say and have proof of having payed already.

Rita

[Quoted text hidden]

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Rita Moreno  
City of Los Angeles  
[Office of the City Clerk](#)  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



**CHINATOWN**  
**2017/2018 GOVERNMENT & PUBLIC AGENCIES PAYMENT REPORT**

|    | Legal Owner                     | Parcel Number | FMS Account # | Invoice #   | Invoice Date | 2018 Amount         | Date Paid | Amt. Paid          |
|----|---------------------------------|---------------|---------------|-------------|--------------|---------------------|-----------|--------------------|
| 1  | City of Los Angeles             | 5407-020-903  | N/A           | 1844K08     | 2/6/2018     | \$4,038.36          | 2/14/2018 | \$4,038.36         |
| 2  | City of Los Angeles             | 5407-021-902  | N/A           | 1844K08     | 2/6/2018     | \$13,730.42         | 2/14/2018 | \$13,730.42        |
| 3  | City of Los Angeles             | 5407-025-900  | N/A           | 1844K08     | 2/6/2018     | \$1,514.38          | 2/14/2018 | \$1,514.38         |
| 4  | City of Los Angeles             | 5407-025-901  | N/A           | 1844K08     | 2/6/2018     | \$961.52            | 2/14/2018 | \$961.52           |
| 5  | City of Los Angeles             | 5407-025-902  | N/A           | 1844K08     | 2/6/2018     | \$504.79            | 2/14/2018 | \$504.79           |
| 6  | City of Los Angeles             | 5408-017-904  | N/A           | 1844K08     | 2/6/2018     | \$5,300.35          | 2/14/2018 | \$5,300.35         |
| 7  | City of Los Angeles             | 5409-008-909  | N/A           | 1844K08     | 2/6/2018     | \$2,338.88          | 2/14/2018 | \$2,338.88         |
| 8  | County of Los Angeles           | 5408-025-900  | 14CTG5        | CTG18000012 | 2/14/2018    | \$2,355.71          | 3/8/2018  | \$ 2,355.71        |
| 9  | County of Los Angeles           | 5408-026-903  | 14CTG5        | CTG18000012 | 2/14/2018    | \$7,622.40          | 3/8/2018  | \$ 7,622.40        |
| 10 | County of Los Angeles           | 5408-027-902  | 14CTG5        | CTG18000012 | 2/14/2018    | \$4,055.19          | 3/8/2018  | \$ 4,055.19        |
| 11 | County of Los Angeles           | 5408-028-908  | 14CTG5        | CTG18000012 | 2/14/2018    | \$1,682.65          | 3/8/2018  | \$ 1,682.55        |
| 12 | County of Los Angeles           | 5408-028-909  | 14CTG5        | CTG18000012 | 2/14/2018    | \$15,278.46         | 3/8/2018  | \$ 15,278.46       |
| 13 | County of Los Angeles           | 5408-028-910  | 14CTG5        | CTG18000012 | 2/14/2018    | \$4,442.19          | 3/8/2018  | \$ 4,442.19        |
| 14 | LA Unified School District      | 5408-033-904  | 14CTG11       | CTG18000004 | 2/14/2018    | \$17,062.07         |           |                    |
| 15 | LA Unified School District      | 5414-004-900  | 14CTG11       | CTG18000004 | 2/14/2018    | \$2,499.46          |           |                    |
| 16 | A Hoe Hong/ Gum Sue             | 5414-005-057  | 14CTG1        | CTG18000008 | 2/14/2018    | \$304.77            |           |                    |
| 17 | A Hoe Hong/ Gum Sue             | 5414-005-061  | 14CTG1        | CTG18000008 | 2/14/2018    | \$19.57             |           |                    |
| 18 | Bluff Real Estate LLC           | 5414-005-067  | 14CTG2        | CTG18000009 | 2/14/2018    | \$32.65             | 2/26/2018 | \$ 32.65           |
| 19 | Chinese Dev Co                  | 5414-005-058  | 14CTG3        | CTG18000010 | 2/14/2018    | \$304.77            |           |                    |
| 20 | Chinese Dev Co                  | 5414-005-060  | 14CTG3        | CTG18000010 | 2/14/2018    | \$19.57             |           |                    |
| 21 | Cooper John                     | 5414-005-063  | 14CTG10       | CTG18000005 | 2/14/2018    | \$854.62            |           |                    |
| 22 | Ling Joe Thick                  | 5414-005-039  | 14CTG9        | CTG18000013 | 2/14/2018    | \$304.77            |           |                    |
| 23 | Ling Joe Thick                  | 5414-005-041  | 14CTG9        | CTG18000013 | 2/14/2018    | \$32.65             |           |                    |
| 24 | Mutant Potato Gallery LLC       | 5414-005-045  | 14CTG17       | CTG18000002 | 2/14/2018    | \$304.77            | 3/9/2018  | 304.77             |
| 25 | Patel Hemangini/ Sanjay Thukral | 5414-005-047  | 14CTG6        | CTG18000011 | 2/14/2018    | \$19.57             |           |                    |
| 26 | Sterling Manuel                 | 5414-005-065  | 14CTG12       | CTG18000007 | 2/14/2018    | \$110.32            |           |                    |
| 27 | Wong Moon                       | 5414-005-025  | 14CTG13       | CTG18000006 | 2/14/2018    | \$301.98            | 3/19/2018 | 301.98             |
| 28 | Wong Yow                        | 5414-005-018  | 14CTG16       | CTG18000003 | 2/14/2018    | \$26.19             |           |                    |
| 29 | Wong Yow                        | 5414-005-024  | 14CTG16       | CTG18000003 | 2/14/2018    | \$203.81            |           |                    |
| 30 | Forest City Blossom LP          | 5414-013-901  | 14CTG18       | CTG18000001 | 2/14/2018    | \$95,612.43         |           |                    |
|    |                                 |               |               |             |              | <b>\$181,839.27</b> |           | <b>\$64,464.60</b> |



Rita Moreno <rita.moreno@lacity.org>

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## 2018 Q1 Report for City of Los Angeles

2 messages

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**George Yu** <geoyu28@aol.com>  
To: Rita.Moreno@lacity.org

Sat, Apr 28, 2018 at 9:08 AM

Please find attached.

Thank you,

George Yu  
Executive Director  
Los Angeles Chinatown BID  
213 591-1082



**Chinatown\_2018\_1stQtrRpt.pdf**  
1672K

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**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>

Tue, May 1, 2018 at 9:01 AM

Got it, thank you.

[Quoted text hidden]

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Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



**Los Angeles Chinatown Business Improvement District  
First Quarter Report  
January–March 2018**

**1st Quarter Operating Summary**

**District Identity**

- The **2018 Elected Board Members** are Andrew Binder, Paul Chu, Jason Fujimoto, Jenni Harris, Jennifer Kim, Martin Lee, Scott Lee Tom Majich, Alexis Readinger, Osceola Refetoff, Mee Semcken and Wilson Tang.
- The 2018 updated design **Year of the Dog Street Banner** were installed throughout Chinatown right on time to kick off the various activities surrounding the Chinese New Year celebration.



- The **Chinatown After Dark (CAD)** or 1<sup>st</sup> Thursdays, at Far East Plaza kicked-off 2018 this quarter on January 4<sup>th</sup>, February 1<sup>st</sup>, and March 3<sup>rd</sup>. CAD continues to promote Chinatown as an evening destination for local dining and entertainment. CAD features open air dining, pop up restaurants, incorporation of the Ukulele Festival along with movie projection make for a mellow weeknight affair.
- The **“Undiscovered Chinatown Tour”** The 2.5 hour tour, along with the 1.5 hour and 1 hour highlighted tours continues to be effective in introducing many new and returning visitors to historic Los Angeles Chinatown along with an increase in school-age students especially around Chinese New Year. **395** people participated in the tour in the first quarter, of which, **344** participants made up of five elementary school and one middle school. We continue to add additional tours in conjunction with special events that happen in and around the Chinatown area.
- The BID assisted the LA Clippers’ **Chinese Heritage Night** on Tuesday, January 30, 2018 and assisted with entertainment by the East Wind Lion Dance Troupe, kung fu demo by the Shaolin Temple of Southern California and Sean Wang to performing Guzhen, the Chinese Zither.
- The BID assisted Councilmember Gilbert Cedillo with catering orders from Chinatown restaurants for the **Lunar New Year celebration happening at the City Hall’s Spring Street Forecourt** on Friday, February 16, 2018. Restaurants include: Fortune Gourmet Kitchen, Golden Dragon, Hop Woo BBQ & Seafood Restaurant; and, strawberry cake from Phoenix Bakery.
- The BID hosted the Chinese New Year Festival in Central and West Plaza as part of the **119<sup>th</sup> Annual Golden Dragon Parade and Festival** that took place on Saturday, February 17, 2018. The event included cultural workshops, Cultural Entertainment at the Central Plaza Main Stage including Jim Duncan + Island Time featuring Jason Arimoto, LA’s hottest gourmet food trucks, cooking demos curated by **Chef Royce Burke**, hosted by **Felix Fang** with **guest chefs Isa Fabro, Johnny Lee, Lynn Liu** (Sichuan Impression), **TianTian Qiu**



Los Angeles Chinatown Business Improvement District  
First Quarter Report  
January–March 2018  
Page 2

(Hip Hot) and **Jessica Wang**, along with traditional Chinese New Year specialty cuisines offered at many Chinatown restaurants.

- The L.A. Chinatown Firecracker Run Committee celebrated the 40th Annual **Firecracker 5K/10K Run/Walk and Bike Ride**. The event took place on the weekend of February 24 & 25, 2018. The free event featured music and live entertainment in Central Plaza on Saturday along with the Fun Bike Ride and carbo-load lunch for registered race participants. On Sunday, the event featured the race and entertainment.
- Discussions for the 9<sup>th</sup> annual **Chinatown Summer Nights series** are underway. Dates are confirmed for the last Saturdays in June, July, and August. Media Sponsorship by KCRW and LA Weekly continues into 2018. Kevin Bronson of buzzbandla.com will be curating the band line up for June. Kensington Presents, the company that puts on “Unexpected Performances in Unexpected Places,” will be curating the July show. August show is pending. Other elements will include: music, food trucks, craft and vintage market, family workshops, culinary stage, and more.
- In participation of the 2<sup>nd</sup> annual **LA Times Food Bowl** in May 2018, George Yu has been integral in the collaboration on the Sichuan Dinner and Fried Chicken Party taking place at the former Pok Pok LA space and Far East Plaza respectively in LA Chinatown. Discussions and details are being hammered out by all parties.
- BID will continue to partner with **CHINA WEEK** this year taking place from May 1<sup>st</sup> - 14<sup>th</sup>. We will once again provide the regular 2.5 hour walking tour of Chinatown as an option. Another consideration would be in celebration of New Chinatown, a.k.a. Central Plaza, on it's 80<sup>th</sup> anniversary, is to incorporate a taste/sampling of food from traditional and modern dishes along with a 1.5 hour highlighted walking tour to round out the experience. Plans are underway.
- **Filming in Chinatown:** BID continues to work with the Film LA Inc. to direct production companies to our office in the hopes of locating potential sites and utilizing Chinatown locations. Filming such as Citibank commercial, Infiniti, LA Confidential, LLA, Lo & Sons photo shoot, Nike, Roads & Kingdoms, Run to Rise Part II, Untitled Dan Gilroy Project, and a Youtube series.



### Sidewalk Operations and Beautification

**LA Conservation Corp (LACC)** continues to be contracted by BID to provide maintenance service for the district.

- The LACC clean and green crew and BID contractors continues to keep the Chinatown properties free of graffiti with graffiti removal occurring less than 24 hours after notification by BID contractors.
- The BID continues to provide 24 hours of daily sidewalk sweeping and maintenance. 9,721 bags of trash are disposed of daily into the Trash Compactor located at the Far East Plaza, 727 North Broadway, Los Angeles. The Tennant Litter Hawk and M2 Auto Scrubber are scheduled to cover all sidewalks on a routine basis.
- Daily maintenance included sidewalk sweeping, graffiti removal, and the picking up of illegal dumping.

# Los Angeles Chinatown Business Improvement District

## First Quarter Report

January–March 2018

Page 3

- Additional maintenance deployment scheduled as required for the various special events (i.e. Midnight Temple Ceremony, Chinese New Year celebration and Firecracker 5K/10K Run, Chinatown Summer Nights, Moon Festival, etc.)

**Allied Universal Services** continues to be contracted by BID to provide security service for the district.

- Allied Universal to provide 40 hours of private security patrol 24 hours daily. Day shift starts at 6:00 am with a second officer starting at 8:00 a.m. Afternoon/evening shift starts with two officers at 2:00 p.m. to 10:30 p.m. The overnight shift is a mobile officer starting at 10:30 p.m. to 6:00 a.m.
- By continuing to maintain direct communications with LAPD, LASD who is contracted to provide security to the Gold Line and DASH stops, CBO's, merchants, Family Associations and residents, public safety, awareness and morale within the Chinatown community is at an all time high.
- Allied Universal Services personnel continue to attend the weekly Tuesday morning Crime Analysis Detail (CAD) meetings held at the LAPD Central Area Station that allows the BID security team to interact and exchange valuable information with LAPD officers and commanders. Monthly Central Area Community Policing Advisory Board (CPAB) meetings held on the first Wednesday of each month were attended by George Yu. Monthly CPAB 1A1, Little Tokyo, El Pueblo, and Chinatown area, meetings attended by Preferred Response. The CPAB 1A1 meetings were directed by the Chinatown Public Safety Association (CPSA) and involved more of the neighborhood watch groups in the area. By maintaining constant direct communications with LAPD, CBO's, merchants, Family Associations and residents, public safety and morale within the Chinatown community is at an all time high.

**Administration and Corporate Operations:** Included costs, but not limited to, are 1) staff and administrative costs, 2) insurance, 3) office related expenses and 4) financial reporting.

Carmody, Meach & Choo, LLP, continues to provide accounting services for the Chinatown BID.

### 1<sup>st</sup> Quarter Expenses

| Budget Line Item                        | Budget Allocation     | Total Expended this Quarter | Total Expended Year-to-Date | Projected Remaining for the Year |
|---|-----------------------|-----------------------------|-----------------------------|----------------------------------|
| Sidewalk Operations and Beautification  | \$1,076,291.35        | \$247,456.71                | \$247,456.71                | \$828,834.64                     |
| District Identity                       | \$319,183.00          | \$109,628.27                | \$109,628.27                | \$209,554.73                     |
| Administration And Corporate Operations | \$312,584.00          | \$105,375.43                | \$105,375.43                | \$207,208.57                     |
| Contingency/City Fees/Reserve           | \$141,195.65          | \$12,537.00                 | \$12,537.00                 | \$128,658.65                     |
| <b>TOTAL</b>                            | <b>\$1,849,254.00</b> | <b>\$474,997.41</b>         | <b>\$474,997.41</b>         | <b>\$1,374,256.59</b>            |

**NEIGHBORHOOD AND BUSINESS IMPROVEMENT DISTRICTS**  
**QUARTERLY STATISTICS FOR MAYOR’S COMSTAT REPORT**

| <b>CATEGORY</b>            | <b>TOTAL FOR QUARTER</b> | <b>CUMULATIVE TOTAL</b> |
|----------------------------|--------------------------|-------------------------|
| Public Safety Incidents    | 10,176                   | 10,176                  |
| Trash Bags/Tons removed    | 10,470 bags/91 ton       | 10,470 bags/91 ton      |
| Bulky Items Removed        | 343                      | 343                     |
| Graffiti Removed           | 739                      | 739                     |
| Weeded Areas               |                          |                         |
| Citizen Contacts           | 350                      | 350                     |
| Merchant Contacts          | 800                      | 800                     |
| Spaces for Lease           |                          |                         |
| Spaces leased              |                          |                         |
| New Business               |                          |                         |
| Trees Maintained           | 9345                     | 9345                    |
| Alleys Maintained          | 900                      | 900                     |
| Pressure Washing (Sq. Ft.) | 114,575                  | 114,575                 |



Rita Moreno <rita.moreno@lacity.org>

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## Chinatown BID Invoice #18-04

3 messages

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**Rita Moreno** <rita.moreno@lacity.org>  
To: George Yu <geoyu28@aol.com>  
Cc: Lan Gieng <langiengusa@gmail.com>

Wed, May 2, 2018 at 2:13 PM

Hi George,

I received invoice #18-04 today, but can't submit for processing just yet. The Workers Comp insurance coverage expired yesterday (5/01/18). Please contact your insurance broker to upload to <http://track4la.lacity.org/>.

Also, the 2017 Financial Statement was due on the first of the month. Let me know if you need an extension and for how long.

Thanks.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079



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**Lan Gieng** <langiengusa@gmail.com>  
To: Rita Moreno <rita.moreno@lacity.org>  
Cc: George Yu <geoyu28@aol.com>

Mon, May 7, 2018 at 8:33 AM

Good Morning Rita,

Our insurance agent said already update to website you send, can you please check again.

Thanks

Lan

[Quoted text hidden]

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**Rita Moreno** <rita.moreno@lacity.org>  
To: Lan Gieng <langiengusa@gmail.com>  
Cc: George Yu <geoyu28@aol.com>

Mon, May 7, 2018 at 12:27 PM

Got it, thank you.

Do you have a projected date of when the 2017 Financial Report will be submitted?

[Quoted text hidden]